

**15 Pritchard Close
Sylvan Lake, Alberta**

MLS # A2158529



\$538,000

Division:	Pierview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,815 sq.ft.	Age:	1998 (26 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door Opener		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Gentle Sloping, Landscaped, Pie Shaped		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected

Features: Breakfast Bar, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Stone Counters, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, BLINDS, AC, GARAGE DOOR OPENER & CONTROL

4 BEDROOM, 4 BATH ROOM 2-STOREY ~ RECENTLY RENOVATED WITH ATTENTION TO DETAIL ~ OVER 1800 SQ. FT. ABOVE GRADE PLUS A FULLY FINISHED BASEMENT ~ DOUBLE ATTACHED GARAGE ~ Pride of ownership is evident in this well cared for home ~ Covered entry welcomes you and leads to a sun filled foyer that opens to the great room featuring hardwood flooring, soaring vaulted ceilings, large west facing windows allowing for tons of natural light and a cozy freestanding fireplace ~ The renovated kitchen offers a functional layout with plenty of cabinets offering endless storage, full tile backsplash, open shelving and tons of quartz countertops including an island with and undermount sink and eating bar ~ Just off the kitchen is a breakfast nook with large windows plus garden door access to the deck and backyard ~ The family room is open to the kitchen, has a large window overlooking the backyard, pendant light, gas fireplace with a mantle and makes an excellent media room or formal dining space ~ 2 piece main floor bathroom has a pocket door leading to the conveniently located laundry room ~ Hardwood floors continue up the open staircase with custom railings that overlooks the main floor below ~ The primary bedroom can easily accommodate a king bed plus multiple pieces of furniture, has a walk in closet with built in organizers and a 4 piece ensuite with an oversized vanity and large window ~ 2 additional bedrooms located on the upper level are both a generous size with good closet space (one bedroom has a walk in closet with built in shelving) ~ 4 piece bathroom and a linen closet located across from the bedrooms ~ The basement has large above grade windows, operational in floor heating, and is fully finished with a family room that opens to a games area (currently used as a home gym), 4th

bedroom with a cheater door to a 3 piece bathroom and space for storage ~ Other great features and upgrades include; Kitchen renovation in 2023, bathrooms, central air conditioning, custom blinds, central vacuum roughed in, newer hot water tank, furnace and shingles ~ Double garage is insulated, finished with drywall and has a man door to the side/back yard ~ The backyard is fully fenced, landscaped with mature trees and shrubs, has a garden shed, patio area and spacious deck ~ Located in a mature neighbourhood, close to schools, parks, playgrounds, shopping, golf, highway access and with easy access to downtown Sylvan and the many year round activities it has to offer.