

5 Laurel Close Sylvan Lake, Alberta

MLS # A2160848



\$614,900

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|------------------|---|---------------|-------------------|
| Division: | Lakeway Landing | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,474 sq.ft. | Age: | 2007 (17 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Cul-De-Sac, Irregular Lot | | |

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| Heating: | In Floor, Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full, Walk-Out To Grade | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Pantry, Quartz Counters, Recessed Lighting, Skylight(s), Vaulted Ceiling(s), Walk-In Closet(s) | | |
| Inclusions: | gas stove, dishwasher, fridge, microwave hood fan, door openers and remote, washer, dryer, 2 TV brackets, window coverings(blinds & curtains) | | |

Pristine 1474 square foot 5 bed/3 bath bungalow with a walk out basement plus a double attached garage that is heated. In floor heating, air conditioned, new engineered shingles(June 2024) and water heater replaced in 2023. Huge kitchen has stainless steel brushed appliances amongst the natural hickory cupboards and quartz countertops, walk-in pantry, 7 foot island, plenty of cupboard space with soft-close doors. In the dining area french doors lead to the large back deck(12x24) facing north where you can catch some of Sylvan's amazing firework shows. Unique gas fireplace located in large living room with a ship lap feature wall. Very spacious master suite with a walk-in closet and Jack Jill ensuite with a shower. Main floor laundry. Covered veranda in the front leading into the a good sized entry way. The main level also has 2 more bedrooms and a full bath. The scraped hardwood floor, vaulted ceilings with 2 skylights adds to the overall beauty of this home. The basement boasts a theatre room with raised seating area, a substantial family room with a wet bar, 1 massive bedroom, a second bedroom with a wall length closet and don't forget it has a walkout basement. The backyard has been used for parking a RV and toys which may suit you or you can make it yours by adding the back fence and any other ideas you may have for it. This spectacular family home is surrounded by walking paths, parks, soccer fields, dog park, Gulls stadium and splash park within walking/biking distances.