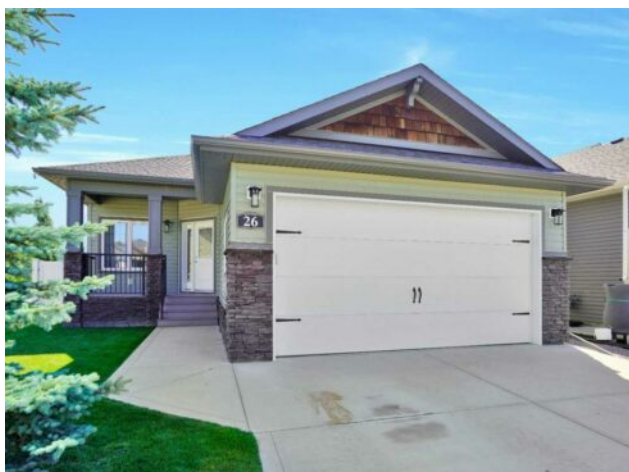


**26 Parson Drive
Sylvan Lake, Alberta**

MLS # A2245089



\$545,000

Division:	Crestview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,269 sq.ft.	Age:	2015 (10 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: stove, microwave, refrigerator, dishwasher built-in, washer, dryer, storage shed, air conditioner, irrigation system, water softener system, white cabinets in basement, window coverings, central vac and attachments

BEAUTIFUL BUNGALOW | MAIN FLOOR LAUNDRY | AIR CONDITIONING | HEATED GARAGE ~ This well maintained bungalow is ideally suited for buyers seeking easy one-level living without compromising space or comfort. Situated on a quiet street just steps from a walking path/green space with disc golf, this home offers an ideal combination of comfortable living and premium features. ~ The main floor welcomes you with rich engineered hardwood flooring and an elegant front den/formal dining space framed by archways and columns. The open concept living area is filled with natural light and features a cozy gas fireplace, creating the perfect atmosphere for relaxing or entertaining. ~ The chef's kitchen includes gorgeous white quartz countertops, large island, a corner pantry, and abundant cabinetry. Adjacent, the dining area opens to a covered rear deck overlooking the manicured backyard with vinyl fencing, underground irrigation, and a handy garden shed. ~ The primary bedroom is tucked away at the back of the home and includes a spacious 5-piece ensuite with soaker tub, good sized shower, plus a walk in closet. ~ Additional highlights include: BRAND NEW Hot Water Tank, main floor laundry with sink, central air conditioning, water softener, and central vacuum. ~ The fully finished basement is warmed by in-floor heat and offers a large rec room/family space, a 4-piece bathroom, and three additional bedrooms—one of which was previously used as a sewing room and could serve as a hobby room or office depending on your needs. ~ The double attached garage is heated with in-floor heat and also roughed-in for a gas heater, ideal for keeping your vehicles warm and dry year-round. ~ With thoughtful design throughout, 26 Parson Drive delivers the space, comfort, and easy lifestyle you've been waiting for.