

## 1 Laurel Road Sylvan Lake, Alberta

**MLS # A2248674**



# \$580,000

<b>Division:</b>	Lakeway Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,395 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Corner Lot, Few Trees, Front Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Soaking Tub, Walk-In Closet(s), Wet Bar, Wired for Sound

**Inclusions:** N/A

Visit REALTOR® website for additional information. Discover this beautifully designed bungalow featuring a heated attached garage, A/C, a large backyard with vinyl fence, a partially covered 2-tier deck, plus backs onto a green space in Sylvan Lake. Step inside to an open-concept layout with a spacious living room boasting 11' ceilings, a gas fireplace, and stunning cathedral-style windows that fill the space with natural light. The kitchen features upgraded appliances, an island with a raised breakfast bar, a pantry, and ample cupboard and counter space to meet all your needs. The adjoining dining area opens through garden doors with built-in blinds to a partially covered, two-tiered deck—complete with a gas BBQ hookup, perfect for outdoor entertaining. Retreat to the primary bedroom offering a luxurious 4 pc ensuite with a large oval corner tub and separate shower, plus a generous walk-in closet. You'll also appreciate the 2nd bedroom and convenience of main-floor laundry. The fully developed basement includes a bright rec room, a wet bar, a family room, and 2 additional bedrooms. A pre-wired sound system is installed in every room for your enjoyment.