

\$674,900 - 18 Lakeland Road, Sylvan Lake

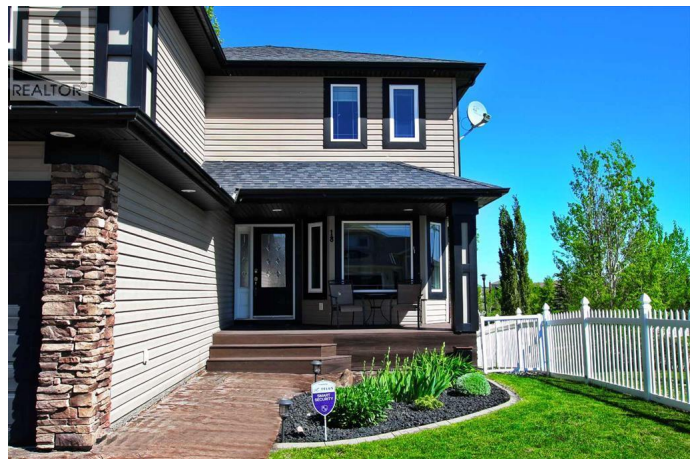
MLS® #A2208564

\$674,900

3 Bedroom, 4.00 Bathroom, 2,250 sqft
Single Family on 0.15 Acres

Lakeway Landing, Sylvan Lake, Alberta

Nestled in a serene neighborhood, in the most beautiful location, backing a greenspace and pond and trails, this stunning 3 bedroom home is more than just a place to live; it's a lifestyle waiting to be embraced. Imagine waking up each morning in a spacious primary suite, where sunlight dances through the windows, illuminating your personal retreat and if that isn't enough sunlight, move into the primary suite's own private sunroom. Also a 5pc ensuite bathroom with an oversized luxurious air jet tub with electronic control system to elevate your comfort. 2 additional bedrooms, 4pc bath with a natural skylight and large family room complete this upper level. The heart of the home, the main floor expansive living space, welcomes you from the large foyer seamlessly flowing into a gourmet kitchen equipped with modern black stainless steel appliances and ample counter space, along with sit up eating island, open to dining and living areas, so it's perfect for entertaining guests or catching up with family. Elegant living space with gas fireplace and front office/library filled with natural light, main floor laundry and 2pc bath complete this level. Head down to the walkout basement, here you will find a large family room, great sized games area all ready set up with the pool table (included), 4pc bath and a flex room with many options for use. Step out the door to the closed in sun room that overlooks the parklike backyard setting, this room is wired for a hot tub. Open the windows and take in the fresh



breeze or keep them closed and stay cozy and warm. This home is air conditioned, has infloor heat and RO system. Fenced and landscaped yard, 3 car garage with included shelving for all your things. Recently painted in most areas of the home. This home is not just a property, it's a canvas for your family's memories.
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Built in 2006

Essential Information

Listing #	A2208564
Price	\$674,900
Bedrooms	3
Bathrooms	4.00
Half Baths	1
Square Footage	2,250
Acres	0.15
Year Built	2006
Type	Single Family
Sub-Type	Freehold

Community Information

Address	18 Lakeland Road
Subdivision	Lakeway Landing
City	Sylvan Lake
Province	Alberta
Postal Code	T4S0A3

Amenities

Amenities	Park, Playground, Schools, Shopping
Parking Spaces	3
Parking	Attached Garage
# of Garages	3
View	View

Interior

Appliances	Refrigerator, Dishwasher, Stove, Window Coverings, Washer & Dryer
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Heating	Forced air, In Floor Heating
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	2
Has Basement	Yes

Exterior

Exterior Features	Fruit trees, Landscaped
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office RE/MAX real estate central alberta



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