

\$634,900 - 34 Leaside Crescent, Sylvan Lake

MLS® #A2253793

\$634,900

5 Bedroom, 3.00 Bathroom, 1,341 sqft

Single Family on 0.14 Acres

Lakeway Landing, Sylvan Lake, Alberta

Welcome to 34 Leaside Crescent, an exceptional True-Line Homes bungalow that blends timeless craftsmanship with modern comfort. Built in 2014, this residence offers 1,341 sq ft on the main level plus a fully finished basement, creating a home that is as inviting as it is functional. The open-concept main floor is warm and welcoming, with rich hardwood and vinyl plank flooring, a striking stone-facing fireplace, and a chef's kitchen appointed with quartz countertops, espresso cabinetry, stainless steel appliances including a gas range, a Siltronic sink, and a pantry with auto-lighting. Just off the garage, a well-planned laundry room adds everyday convenience, while three main floor bedrooms, including one currently used as an office, and a 4-piece granite-detailed bath provide both versatility and style. The spacious primary suite is a retreat in itself, offering a serene escape with a corner tub, stand-alone shower, granite counters, and a private water closet. The fully finished lower level was designed for gathering and relaxation. With in-floor heating under plush carpet, a generous theatre room complete with sound and media systems, and a stunning wet bar with quartz counters and a wine fridge, it is perfect for entertaining. Two additional bedrooms and another granite-detailed 4-piece bath welcome family or guests, while rough-ins for a fireplace and central vac ensure long-term potential. Step outside to discover a backyard oasis that feels like your own private retreat. A



16â€™ x 24â€™ covered composite deck with a gas line for BBQ overlooks a landscape manicured to golf-course perfection, complete with rock accents, two sheds, a firepit, and alley access. The home's thoughtful extras, including air conditioning, high-efficiency furnace, on-demand hot water, humidifier, water softener, hot/cold taps in both the garage and backyard, switched soffit plugs for holiday lights, and a spacious 577 sq ft garage with soaring ceilings, underscore its quality. Set in one of Sylvan Lake's most desirable private crescents, with quick access to Pogadl Park Stadium, 60 West, and major highways, this home is a rare blend of elegance, lifestyle, and value, crafted for those who appreciate the difference quality makes..
(id:6289)

Built in 2014

Essential Information

Listing #	A2253793
Price	\$634,900
Bedrooms	5
Bathrooms	3.00
Square Footage	1,341
Acres	0.14
Year Built	2014
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	34 Leaside Crescent
Subdivision	Lakeway Landing
City	Sylvan Lake
Province	Alberta
Postal Code	T4S0A3

Amenities

Amenities	Golf Course, Park, Schools, Shopping, Water Nearby
Features	See remarks, Back lane, Wet bar, PVC window, Level, Gas BBQ Hookup
Parking Spaces	4
Parking	Attached Garage
# of Garages	2

Interior

Appliances	Refrigerator, Range - Gas, Dishwasher, Microwave Range Hood Combo, Washer & Dryer
Heating	Natural gas Other, Forced air, In Floor Heating
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	1
# of Stories	1
Has Basement	Yes

Exterior

Exterior	Vinyl siding
Exterior Features	Landscaped, Lawn
Construction	Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office	Real Broker
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