

10 Laurel Close
Sylvan Lake, Alberta

MLS # A2229099



\$675,000

| | | | |
|-------------|--|------------|-------------------|
| Division: | Lakeway Landing | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,268 sq.ft. | Age: | 2007 (18 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.17 Acre | | |
| Lot Feat: | Back Lane, Backs on to Park/Green Space, City Lot, No Neighbours Behind, F | | |
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Mixed | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, Open Floorplan, See Remarks, Skylight(s) | | |
| Inclusions: | NA | | |

Located in the lovely neighborhood of Lakeway Landing. Close to schools, parks, walking trails, and with convenient access to Highway 11. With over 2200 square feet, this two-story floorplan flows beautifully and features high end finishings and backs onto a park with no neighbors behind! The exposed aggregate driveway is an attractive touch. The double attached garage is heated and provides plenty of indoor parking. Greet your guests on to the grand veranda. Double doors lead into the large tiled foyer. Handsome hardwood floors lead you thru the hub of the home. The 3-sided fireplace creates a cozy ambience at every angle. The kitchen features rich dark cabinetry, stainless steel appliances, and gorgeous granite countertops. Step thru the garden door to enjoy the ideal angle of the expansive deck. South exposure for afternoon sunshine, and west exposure for beautiful sunsets. The tiered backyard is fully fenced, boasting stone retaining walls and rear RV parking. After a long day, escape to the spacious primary suite on it's own private level. The 5-piece spa-like ensuite is a perfect place to soak your worries away. The opposite second level boasts two bedrooms and a 4-piece bathroom. Laundry is also conveniently located in this area. The walkout basement offers a fantastic family room with easy access to the backyard. Entertain with ease with use of the wet bar, complimented with ample cabinet storage. The projector and oversized screen provide the essentials for the perfect movie night. In floor heating offers that cozy comfort to the space. The 4-piece bathroom completes this lower level. Additional upgrades include A/C and a water softener. This executive home could be exactly what you've been looking for! Schedule your showing today!