

## 5 Landsdown Green Sylvan Lake, Alberta

**MLS # A2221478**



# \$579,500

<b>Division:</b>	Lakeway Landing		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,378 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Corner Lot, Fruit Trees/Shrub(s), Low Maintenance Landscape, Pie Shaped L		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, Pantry, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** TV and mount in primary bedroom

Welcome home to this stunning 5-bedroom, 3-bathroom bungalow with oversized attached double garage in the highly sought-after community of Lakeway Landing! Thoughtfully designed with both elegance and functionality, this home boasts an open floor plan, soaring high ceilings on the main level and in the walkout basement, with an abundance of natural light throughout. At the heart of the home is a massive kitchen island, perfect for gathering, meal prep, and entertaining. The open floor plan leads to the bright living room with a gas fireplace to add warmth and charm, while the west-facing balcony invites you to enjoy breathtaking sunset views. Retreat to the spacious primary bedroom, featuring a full ensuite and a walk-in closet for ample storage. Another walk-in closet in one of the basement bedrooms offers additional convenience. The home backs onto a walking path leading to a beautiful greenspace, providing a serene backdrop and easy access to nature. Located in a family-friendly neighborhood, this home is just minutes from schools and offers quick highway access for commuting. Don't miss the chance to call this exceptional bungalow your own!