

**4 Leonard Close
Sylvan Lake, Alberta**

MLS # A2263603



\$665,000

Division:	Lakeway Landing		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,697 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Fro		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, City Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s), Interior Lot,		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, French Door, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Fridge, Stove, Dishwasher (Built In), Microhood, Blinds, Washer & Dryer, Garage Door Opener, Garage Door Controls - 2		

A home that outshines the competition! Lovingly cared for, upgraded, and designed for effortless living, this 1697 sq ft custom walkout bungalow blends comfort, function, and timeless appeal. Pride of ownership is undeniable from the moment you arrive. Inside, light fills the open-concept main floor with its 10' walls and cathedral ceilings. A sunlit office makes working or unwinding easy, a perfect spot to focus or find your calm. The kitchen is a true showpiece: granite counters, stainless steel appliances, custom corner pantry, & layout, and a massive island with double-sided storage. Smart updates include new backsplash, fresh paint, built-in shelving, and custom pull-out drawers that make everyday life effortless. Enjoy lake views from your primary bedroom, which opens onto the house-wide deck. The luxurious ensuite is a private sanctuary and includes dual vanities, a two-person air tub, separate shower, and custom walk-in closet. Downstairs, the walkout level features 9' ceilings, large windows, in-floor heat, and generous open space — ideal for entertaining, movie nights, or a home gym. Two bedrooms are set up and a third, with big bay windows, currently doubles as an exercise room. The walk-around utility room offers serious storage. Outside, enjoy a professionally landscaped, no-maintenance yard and an epoxy-coated lower deck. The heated garage also boasts a pristine epoxy finish & drain ensuring everything is clean and tidy. With central AC, newer water tank, 2017 shingles, and a stylish European front door upgrade, this home is as turn-key as it gets. Impeccable. Updated. Unmatched value.