

**5 Hodgstreet Place
Sylvan Lake, Alberta****MLS # A2217258****\$655,000**

Division:	Hewlett Park		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,825 sq.ft.	Age:	2011 (14 yrs old)
Beds:	5	Baths:	3
Garage:	Triple Garage Attached		
Lot Size:	0.20 Acre		
Lot Feat:	Cul-De-Sac		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Granite Counters, Soaking Tub, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows		

Inclusions: Shed

Looking for upgraded living at the lake? This well loved 5 bedroom modified bi-level is packed with features that make everyday living both comfortable and convenient. Here you can enjoy a fully finished home with modern extras like A/C, underfloor heat , water softner, steam shower and granite counter tops! The family friendly layout allows for two good sized rooms on the main level plus 2 more downstairs, one of which is fully soundproof and could easily be used as a media room that would be perfect for movie marathons. The Primary suite is only a few steps up and boasts a walk in closet and ensuite with soaker tub while the large yard gives plenty of space for the kids, pets or summer gatherings. The heated triple car garage gives extra room for toys, vehicles and work space . All this in a family-orientated neighborhood that is close to Sylvan's many amenities!