

**15 Laurel Road
Sylvan Lake, Alberta**

MLS # A2231637



\$599,999

Division:	Lakeway Landing		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,656 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	High Efficiency, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Cork, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), French Door, Granite Counters, High Ceilings, Kitchen Island, Pantry		

Inclusions: 2 Sheds, Trampoline, Window Coverings

2 STOREY in BEAUTIFUL LAKEWAY LANDING. As you pull up to this NORTH FACING beauty you'll notice the immaculate landscaping and quiet neighborhood. When you walk across the COMPOSITE DECK, through the front door and into the LARGE ENTRYWAY you'll find SOARING CEILING and an OPEN FLOOR PLAN. The kitchen is centered around a BIG ISLAND featuring GRANITE COUNTERTOPS, UPGRADED HARDWARE and STAINLESS STEEL APPLIANCES. In the living room you are facing a show-stopping FIREPLACE FEATURE WALL. Take a peek outside to your backyard oasis BACKING ONTO A GREEN SPACE. There is a 2 TIER DECK, AMBIENCE CREATING PERGOLA, FIREPIT, 2 SHEDS and VINYL FENCING. Back inside on the main level is laundry with a new washer and dryer team, 1/2 bath for guests and access to the HEATED GARAGE. Then upstairs is bonus room, another full bathroom, 2 bedrooms and the primary. The primary has FRENCH DOORS, WALK-IN CLOSET and SEPARATE TUB & SHOWER. As if that wasn't enough, the BASEMENT IS FULLY FINISHED with another rec room, bedroom and full bathroom. There is surround sound, unique CORK FLOORING and IN-FLOOR HEAT. Carpet and painting done 3 years ago.