

\$529,900 - 35 Westwood Crescent, Sylvan Lake

MLS® #A2096141

\$529,900

6 Bedroom, 4.00 Bathroom, 2,029 sqft

Residential on 0.13 Acres

Westwood, Sylvan Lake, Alberta

Welcome to 35 Westwood Crescent in the serene community of Sylvan Lake! This stunning, legally suited one and a half story home has been beautifully updated and boasts an ideal location close to the lake. As you step through the front entry, you'll notice a versatile space, perfect for a home office or a cozy guest bedroom. The main level features an inviting open concept layout with vaulted ceilings, creating an airy and spacious atmosphere. Curl up by the gas fireplace in the living area, which seamlessly flows into the well-appointed kitchen complete with ample cupboard space and granite counter tops, a convenient breakfast bar, and a pantry for all your storage needs. Entertain effortlessly with access to the back deck from the dining area, perfect for summer BBQs or simply enjoying the outdoors. Conveniently located behind the kitchen, you'll find access to the double attached heated garage and the laundry room complete with wash sink. The main floor is also home to the luxurious primary bedroom, offering a tranquil retreat with a 3-piece ensuite and a walk-in closet. Another 4-piece bathroom completes the main floor layout. Upstairs, discover two more generously sized bedrooms along with another 4-piece bathroom, providing ample space for family or guests. The basement suite boasts a separate entrance leading into a well-appointed kitchen area with a pantry, while the open concept living and dining area features a charming wood fireplace and offers access to the back



patio and yard, extending your living space outdoors. Two additional large bedrooms in the basement share another 4-piece bathroom, providing comfortable accommodations for guests or potential rental income. A spacious utility room offers extra storage space, while the second laundry area ensures convenience for the basement suite occupants. With in-floor heating throughout the basement suite, comfort is guaranteed year-round. Recent updates include all new flooring and fresh paint throughout including the ceilings which ensure a modern and inviting aesthetic. The ducts have been professionally cleaned, and both the hot water tank and furnace have been serviced for peace of mind. In addition,, the roof was redone in 2016, adding to the home's overall appeal and reliability. Located in a prime area of Sylvan Lake, this beautiful home offers proximity to essential amenities and is just a short distance from the lake, making it the perfect place to call home.

Built in 2001

Essential Information

MLS® #	A2096141
Price	\$529,900
Sold Price	\$518,000
Bedrooms	6
Bathrooms	4.00
Full Baths	4
Square Footage	2,029
Acres	0.13
Year Built	2001
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	35 Westwood Crescent
Subdivision	Westwood
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1V8

Amenities

Parking Spaces	5
Parking	Double Garage Attached

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Granite Counters, Laminate Counters, Pantry, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Wood Burning
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	None
Lot Description	Back Yard, Corner Lot, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 4th, 2024
Date Sold	April 24th, 2024
Days on Market	20
Zoning	R1
HOA Fees	0.00

Listing Details

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