

\$549,900 - 1 Bardwell Way, Sylvan Lake

MLS® #A2110862

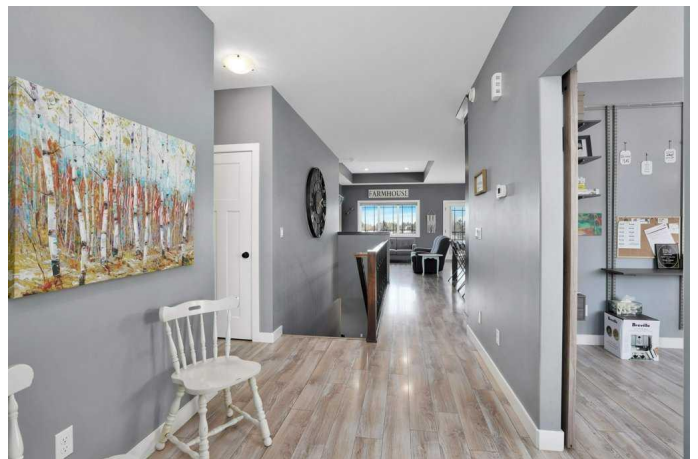
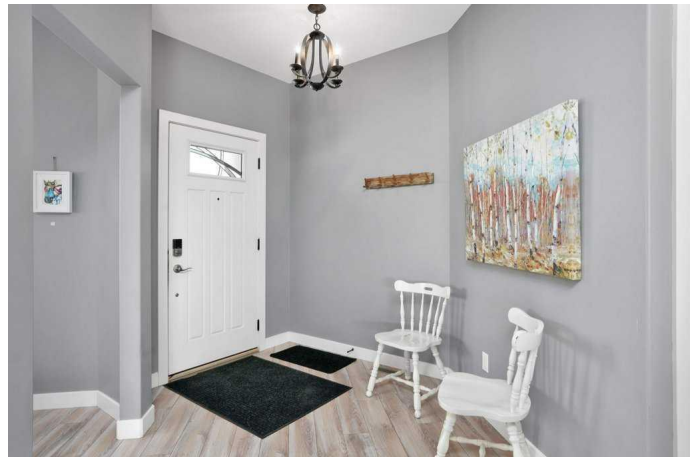
\$549,900

3 Bedroom, 3.00 Bathroom, 1,355 sqft

Residential on 0.16 Acres

Beacon Hill, Sylvan Lake, Alberta

Executive style fully developed bungalow home with a heated triple attached garage located in the Beacon Hill subdivision of Sylvan Lake, AB. This custom built home has many builder upgrades included. Gourmet chef style kitchen with granite counter tops, granite double sink with motion detected faucet, integrated spice rack, Beachwood kitchen cabinets with soft close doors & drawers. Open concept kitchen, dining and living room area. The master bedroom has a large ensuite with double sinks, custom tiled stand up shower with a glass bi-directional door. The flex room at the front of the home can be used as a fourth bedroom or an office. Main floor laundry/boot room has plenty of space for hanging jackets and storage. The washer/dryer with counter top has a built in catch pan and integrated drain. The heated triple garage can be accessed from inside the home through the laundry room or from the backyard. There's hot/cold running water in the garage and a floor drain. 9 foot ceilings on the main level and in the basement. Some door ways are wide enough to accommodate wheel chair access if necessary. The fully developed basement is in floor heated and has 2 large bedrooms, 4pce bathroom and a large family room. The large sunshine windows in the basement help bring in the natural light. Wet bar in the basement is roughed in. Eco shield windows through out the home. Office grade Freedom rail shelving system in several rooms. R50 insulation in the attic. Covered



front and rear decks with natural gas connection for the BBQ at the back deck. Bathroom fans are on a timer. Fully fenced rear yard backs onto a green space with a dry pond that is used as an ice rink during the winter months. This home is located near schools and a golf course. Easy access to Hwy 11.

Built in 2015

Essential Information

MLS® #	A2110862
Price	\$549,900
Sold Price	\$545,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,355
Acres	0.16
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	1 Bardwell Way
Subdivision	Beacon Hill
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0J9

Amenities

Parking Spaces	6
Parking	Triple Garage Attached

Interior

Interior Features	Closet Organizers, Granite Counters, Kitchen Island, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Corner Lot, Irregular Lot, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	February 26th, 2024
Date Sold	March 6th, 2024
Days on Market	7
Zoning	R1A
HOA Fees	0.00

Listing Details

Listing Office	Royal LePage Network Realty Corp.
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