

\$415,000 - 48 Brookstone Drive, Sylvan Lake

MLS® #A2122463

\$415,000

3 Bedroom, 3.00 Bathroom, 1,447 sqft

Residential on 0.10 Acres

Beacon Hill, Sylvan Lake, Alberta

Welcome to the stunning world of Sylvan Lake, where a fabulous family home awaits you! This beautiful two-story masterpiece boasts three bedrooms, two and a half baths, and is perfectly situated just a quick 5-minute drive away from the renowned Gulls Stadium and the exhilarating new Spray Park. Nestled in the heart of this vibrant community, this captivating home sits directly across from a Beacon Hill School ensuring a lively atmosphere and abundant opportunities for social engagement. You'll be captivated by the constant buzz of activity that fills this dynamic neighborhood. Step inside and be embraced by the allure of the open concept main floor, designed to flood your living space with natural light. Large, bright windows illuminate every corner, creating an ambiance that is both inviting and refreshing. Immerse yourself in the seamless flow between rooms, as this thoughtfully designed layout effortlessly merges the living, dining, and kitchen areas into one harmonious space. The kitchen itself is a culinary enthusiast's dream, adorned with sleek stainless steel appliances that not only elevate your cooking experience but also lend an air of sophistication to the heart of your home. Abundant storage options ensure that all your culinary gadgets and essentials have their dedicated place, keeping your kitchen organized and uncluttered. As you ascend to the upper floor, you'll discover a master bedroom that exudes comfort and tranquility. Indulge in the luxury of a private 4-piece



ensuite, offering a blissful retreat for relaxation and rejuvenation. Two additional cozy bedrooms await, accompanied by another full bath to cater to the needs of your growing family or visiting guests. The basement of this extraordinary residence is just waiting for your final touches - already framed for a 4th bedroom and bathroom with a toilet and bathtub. Furthermore, this exceptional property offers ample room for the addition of a garage, ensuring convenient parking and storage solutions for your vehicles and outdoor equipment. And let's not forget the cherry on top—central air conditioning, providing you and your loved ones respite from the summer heat and creating a blissful oasis within the confines of your new home. Prepare to be captivated by this listing, as it promises a life brimming with endless possibilities. Don't miss the opportunity to call this remarkable family home yours, where comfort, style, and a vibrant community converge to create an unparalleled living experience. Embrace the adventure that awaits in Sylvan Lake!

Built in 2015

Essential Information

MLS® #	A2122463
Price	\$415,000
Sold Price	\$400,200
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,447
Acres	0.10
Year Built	2015
Type	Residential
Sub-Type	Detached
Style	2 Storey

Status	Sold
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Community Information

Address	48 Brookstone Drive
Subdivision	Beacon Hill
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0M9

Amenities

Parking Spaces	2
Parking	Alley Access, Off Street, Parking Pad

Interior

Interior Features	Ceiling Fan(s), Central Vacuum
Appliances	Central Air Conditioner, Dishwasher, Freezer, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Partially Finished

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 12th, 2024
Date Sold	May 6th, 2024
Days on Market	24
Zoning	R5
HOA Fees	0.00

Listing Details

Listing Office	KIC Realty
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