

\$796,000 - 5012 38 Street, Sylvan Lake

MLS® #A2143687

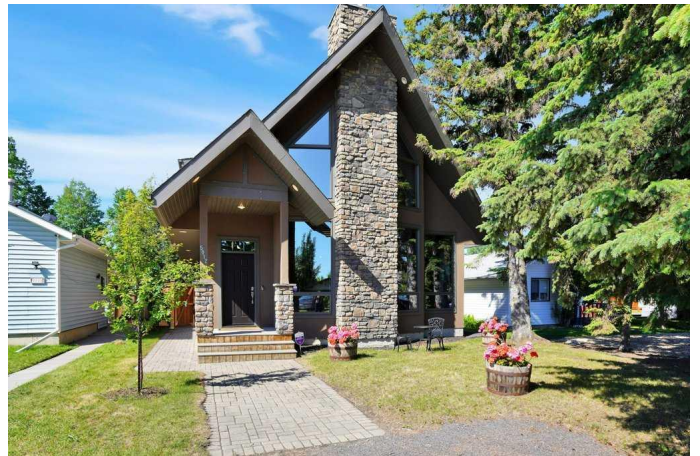
\$796,000

3 Bedroom, 3.00 Bathroom, 2,081 sqft

Residential on 0.13 Acres

Cottage Area, Sylvan Lake, Alberta

Welcome to your dream retreat in the heart of Sylvan Lake! This enchanting home is just 1/2 block from the lake. ~ From the moment you arrive, the allure of this home captivates you. Step inside and be greeted by a spacious living area featuring a stunning floor-to-ceiling fireplace, exquisite hardwood floors, and abundant natural light streaming through custom window coverings. The open-concept layout seamlessly connects the living area to the kitchen and dining spaces, perfect for entertaining and family gatherings. ~ The kitchen is a chef's delight, showcasing custom alder cabinets, gleaming granite countertops, and a practical sit-up eating area. The dining room offers ample space for large gatherings, ensuring everyone has a seat at the table. The main floor also includes in-floor heating, air conditioning, and a wired sound system throughout, a convenient laundry area within the spacious 2-piece bath, a generous master bedroom with a 3-piece ensuite, and an office/den with direct access to the back deck. ~ Ascend the beautiful curved staircase to discover a cozy loft overlooking the main level, along with two more large bedrooms and a well-appointed 4-piece bath, providing plenty of space for family and guests. ~ Step outside to the ultimate outdoor oasis. The low-maintenance west-facing deck now includes a new salt water hot tub for year-round relaxation, a beautiful gazebo for shaded lounging, and an awning for extra coverage from the sun in the west. The



exterior of the home features durable acrylic stucco, a meticulously maintained park-like yard, complete fencing for privacy, a cozy fire pit, a storage shed, and a heated guest house / rec area. ~ This property is the epitome of perfection, offering a serene and luxurious lifestyle in a coveted location. Welcome to the home you'll cherish coming back to and making memories for years to come. Your lakeside paradise awaits!

Built in 2007

Essential Information

MLS® #	A2143687
Price	\$796,000
Sold Price	\$770,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,081
Acres	0.13
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	1 and Half Storey
Status	Sold

Community Information

Address	5012 38 Street
Subdivision	Cottage Area
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1B6

Amenities

Parking Spaces	2
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Parking	Off Street, Parking Pad
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Interior

Interior Features	Bookcases, Central Vacuum, Granite Counters, High Ceilings, No Animal Home, No Smoking Home, Wired for Sound
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Appliances	See Remarks
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Heating	In Floor, Forced Air, Natural Gas
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Cooling	Central Air
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Fireplace	Yes
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# of Fireplaces	1
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Fireplaces	Gas, Living Room, Stone
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Has Basement	Yes
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Basement	Crawl Space, None
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Exterior

Exterior Features	Fire Pit, Private Yard
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Lot Description	Back Lane, Back Yard, Gazebo
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Roof	Asphalt Shingle
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Construction	Wood Frame
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Foundation	Poured Concrete
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Additional Information

Date Listed	June 21st, 2024
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Date Sold	August 21st, 2024
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Days on Market	61
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Zoning	R5
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HOA Fees	0.00
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Listing Details

Listing Office	Greater Property Group
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