

\$779,900 - 11 Bardwell Way, Sylvan Lake

MLS® #A2163149

\$779,900

5 Bedroom, 4.00 Bathroom, 2,538 sqft

Residential on 0.12 Acres

Beacon Hill, Sylvan Lake, Alberta

EXCEPTIONAL 10/10 FULLY FINISHED, TWO STOREY HOME WITH WALKOUT BASEMENT, BACKING ON TO LARGE GREENSPACE! Presenting a flawless gem in the picturesque Beacon Hill community of Sylvan Lake—this 5 bedroom with office (can be converted to a 6th bedroom), 4 bathroom home is fully upgraded, and meticulously finished. Step into a large entryway that leads to a modern, open-concept design with rich vinyl floors covered in tons of natural light from large windows, overlooking the huge greenspace. The home's contemporary color palette and high-end finishes enhance its appeal. The chef's kitchen is a standout feature, showcasing an abundance of cabinets with wine rack and counter space, a stylish tiled backsplash, and elegant quartz countertops. It is equipped with stainless steel appliances, an under-mount sink, and a large walk-through pantry. The large island with seating is perfect for casual dining and socializing. The adjacent living room, complete with a stunning gas fireplace, speaker system throughout, and stone wall to ceiling, flows seamlessly into the expansive dining area. The main level also includes a well-appointed mudroom, stand alone office with barn door (could be a 6th bedroom, if needed), as well as a conveniently located bathroom. Upstairs, you'll find 4 spacious bedrooms, including a luxurious master suite. The master features a stunning 4-piece ensuite with granite countertops, a custom tiled shower, and an



extensive walk-in closet. The upper level also includes a 4-piece bathroom and laundry room. The fully finished basement offers a perfect retreat with a generous living room, an additional bedroom, and bathroom. Walkout basement has in-floor heat and leads to nice patio, with maintenance-free, oversized covered duradeck. The professionally landscaped yard, with its low-maintenance design, has a putting green built in, overlooking the serene green space behind. Located close to walking trails, parks, and schools, this home perfectly combines luxury and convenience. Donâ€™t miss the chance to make this exceptional property your own.

Built in 2017

Essential Information

MLS® #	A2163149
Price	\$779,900
Sold Price	\$764,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,538
Acres	0.12
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	11 Bardwell Way
Subdivision	Beacon Hill
City	Sylvan Lake
County	Red Deer County
Province	Alberta

Postal Code T4S 0M9

Amenities

Parking Spaces 4

Parking Concrete Driveway, Double Garage Attached, Insulated

Interior

Interior Features Closet Organizers, Granite Counters, Vinyl Windows, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Wired for Sound, Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Microwave, Refrigerator

Heating Forced Air, Fireplace(s), In Floor, Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Living Room, Stone

Has Basement Yes

Basement Separate/Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features Other

Lot Description Backs on to Park/Green Space, Landscaped, No Neighbours Behind, See Remarks

Roof Asphalt Shingle

Construction Stone, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed September 6th, 2024

Date Sold November 4th, 2024

Days on Market 59

Zoning R1A

HOA Fees 0.00

Listing Details

Listing Office Royal LePage Network Realty Corp.

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