

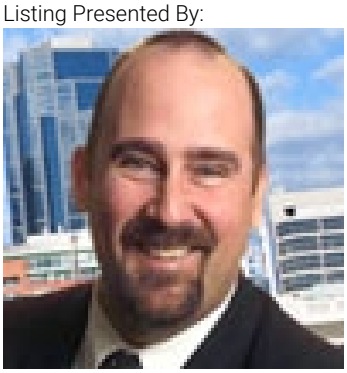
4002 45 Avenue Sylvan Lake Alberta

$849,900

Former Falcon Show Home in one of Sylvan Lake's most desirable locations! Perfectly situated on a corner lot across from an elementary school and just a short walk to shopping, restaurants, parks and walking trails, this exceptional home offers the perfect blend of luxury, comfort and convenience in one of Alberta's premier lake communities. Designed with both everyday living and entertaining in mind, the main floor showcases a stunning custom kitchen completed in 2023. No detail was overlooked, featuring soft-close cabinetry and drawers, two built-in charging drawers, a spice pull-out, large utensil drawer, prep sink, oversized ceramic farmhouse sink, wine fridge, and an abundance of workspace. The dining area opens seamlessly to the inviting living room, where a cozy gas fireplace is flanked by custom built-in bookcases and large windows overlooking the beautifully landscaped backyard. A spacious front office with views of the covered front deck and a convenient 2-piece powder room complete the main level. Upstairs, you'll find an impressive bonus room with soaring vaulted ceilings that you can watch the fireworks from, a wet bar and plenty of space for family movie nights or entertaining. The spacious primary retreat features a luxurious 5-piece ensuite with a large walk-in shower, double vanity and walk-in closet. Two additional generously sized bedrooms complete the upper level, including one with custom built-in cabinetry. The fully finished basement continues to impress with in-floor heat, a large family room featuring a wet bar with beverage fridge, a fourth bedroom, 4-piece bathroom, separate flex space ideal for a games area, home gym or hobby room, plus a utility room and abundant storage. Step outside to your own private backyard oasis. The oversized Trex deck features a built-in gas fireplace and custom gazebo, creating the perfect outdoor living space...

4pc Bathroom 4.92 Ft x 8.83 Ft
5pc Bathroom 12.92 Ft x 10.00 Ft
Bedroom 12.25 Ft x 11.83 Ft
Bedroom 12.67 Ft x 11.17 Ft
Family room 17.33 Ft x 18.00 Ft
Primary Bedroom 14.25 Ft x 16.25 Ft
4pc Bathroom 4.83 Ft x 7.75 Ft
Other 8.42 Ft x 2.75 Ft
Bedroom 10.17 Ft x 11.42 Ft
Recreational, Games room 27.58 Ft x 16.33 Ft
Other 8.17 Ft x 4.92 Ft
2pc Bathroom 5.25 Ft x 5.33 Ft
Dining room 12.33 Ft x 14.08 Ft
Foyer 5.25 Ft x 12.33 Ft
Kitchen 15.08 Ft x 11.75 Ft
Laundry room 9.92 Ft x 5.33 Ft
Living room 14.42 Ft x 12.42 Ft
Office 10.42 Ft x 12.00 Ft

Listing Presented By:



Originally Listed by:
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Other 9.33 Ft x 11.83 Ft