

# \$790,000 - 42 Lakeway Boulevard, Sylvan Lake

MLS® #A2187519

**\$790,000**

5 Bedroom, 4.00 Bathroom, 1,835 sqft  
Residential on 0.42 Acres

Lakeway Landing, Sylvan Lake, Alberta

The exterior of this STUNNING TWO STORY features elements of warm wood, stone work, and textured earthy tones. Located in the lovely neighborhood of Lakeway Landing, backing on to a peaceful pond and walking trail. Easy access to Highway 11 and just a short stroll to several parks and two schools. The double attached garage is insulated and provides plenty of indoor parking. Once inside you will appreciate the various natural elements of this custom design. The vaulted ceilings will certainly catch your eye, along with the bold wood beams. Acacia hardwood floors welcome you inside and accent the staircase. A gorgeous gas fireplace is the focal point of the front room. The kitchen features warm maple cabinetry and gorgeous granite counter tops. The two islands are topped with butcher blocks and offer additional seating options. The beautiful glass garden door leads to the large deck and outdoor dining. Gathering to eat inside will also be a delight with sliding glass doors to include the sunroom. Stepping into this space is like escaping to your own personal chalet! Surrounded in natural wood walls, large windows, and the crackling of a wood stove. Laundry can also be found on this level for added convenience. Head up to the second floor to find the family zone. The spacious primary suite is home to a 4-piece bathroom and wonderful walk-in closet. Two additional bedrooms and a 4-piece bathroom provide accommodations for the whole family. The



second level also boasts that beautiful hardwood. The walkout basement offers a fantastic family room with easy access to the backyard. Cuddle up for movie nights with the added comfort of under floor heating. This space lends itself to entertaining with the bonus of the beautiful wet bar. An additional bedroom and 3-piece bathroom is perfect for company or an older child. The exercise room could also make an excellent home office or fifth bedroom. The backyard is fully fenced to allow the pets and kids to safely play. You will enjoy the warmth of the south-facing exposure or retreat to the shade on the expansive cement pad. Recent upgrades include new window treatments, new trim and railings, light fixtures and fresh paint, and recently replaced appliances. This beautiful home checks all the boxes! Schedule your showing today!

Built in 2005

### **Essential Information**

MLS® #	A2187519
Price	\$790,000
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,835
Acres	0.42
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	42 Lakeway Boulevard
Subdivision	Lakeway Landing

City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 2M9

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2
Waterfront	Pond, See Remarks

### **Interior**

Interior Features	Ceiling Fan(s), Wet Bar, Built-in Features, Wood Counters, Granite Counters, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Great Room, Sun Room, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Private Yard, BBQ gas line, Outdoor Grill, Private Entrance
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Private, Creek/River/Stream/Pond, Gentle Sloping, Lawn, No Neighbours Behind, See Remarks, Views
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 14th, 2025
Days on Market	124
Zoning	R1

### **Listing Details**

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.