



43 Lindman Close , Sylvan Lake, Alberta - \$559,900



Main Photo

Property Description

IMMEDIATE POSSESSION AVAILABLE ~ FULLY DEVELOPED 4 BEDROOM + DEN, 3 BATH MODIFIED BI-LEVEL ~ 24' X 24' ATTACHED GARAGE ~ Covered front entry welcomes you and leads to a large, welcoming foyer with tile floors, and high ceilings ~ Open concept main floor is complemented by soaring vaulted ceilings, creating a feeling of spaciousness ~ The kitchen offers a functional layout and features plenty of light stained maple cabinets with pull out drawers and crown molding; tons of counter space including an island with an eating bar; tile flooring and a full tile backsplash; and corner pantry with built in shelving ~ The dining room is filled with natural light from the large windows and offers garden door access to the west facing deck with a BBQ gas line ~ More large windows in the living room fill the space with natural light and overlook the backyard ~ Two main floor bedrooms are both a generous size, and ample closet space with built in organizers ~ 4 piece main bathroom has tile floors and an oversized vanity ~ Open staircase leads to the primary bedroom located on it's own level, with plenty of space for a king size bed and

furniture, plus a large walk in closet and a spa like ensuite with a corner soaker tub and separate walk in shower ~ The fully finished basement has large above grade windows and in floor heating ~ The family room is a generous size, has built in shelving and a cozy gas fireplace ~ French doors from the family room lead to the den ~ 4th bedroom is conveniently located next to the 4 piece basement bathroom with an oversized vanity and make up counter ~ Front load laundry pair ~ Other great features include; central vacuum, central air conditioning ~ 24' x 24' attached garage is insulated, finished with painted OSB, has built in shelving and a work bench, window for natural light and a man door to the side and backyard ~ The backyard is landscaped with well established trees and shrubs, has an upper deck with enclosed storage below, a lower ground level deck, and is fully fenced ~ Walking trail just behind the house connects to an extensive trail system with tons of parks, playgrounds, walking trails and an off leash dog park ~ Located walking distance to restaurants, shopping, schools, and easy access to the beach/downtown and the highway.

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