



9 Ian Way , Sylvan Lake, Alberta - \$499,000



Main Photo

Property Description

Welcome to this beautifully crafted family home in the sought-after community of Iron Gate, built by 2024 Builder of the Year - Asset Builders Corp. Nestled on a quiet street, this property combines modern design, quality construction, and unbeatable functionality, ready for you to move right in.

Step onto the charming front porch and into a bright, sunfilled entryway. The open-concept main floor is designed for effortless living and entertaining, with a spacious living and dining area that flows seamlessly into the kitchen.



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The kitchen is a chef's dream, featuring:

Rich maple cabinetry with loads of storage

Quartz countertops with an extended eating bar

Stainless steel appliances with exterior-vented microwave hood fan

Direct access to the backyard deck, perfect for summer BBQs

Your primary suite is a true retreat, complete with a large ensuite, walk-in closet, and serene views of the backyard. Two additional bedrooms and a full bath complete the main floor, offering plenty of space for family or guests.

Downstairs, the bright lower level is ready for your personal touch—already designed for two additional bedrooms, a bathroom, laundry/furnace room, and a huge open family space with oversized windows that flood the area with natural light.

Additional features you'll love:

Vinyl plank flooring throughout main living areas

Cozy carpet in the bedrooms

Triple-pane windows for energy efficiency

Brand-new double detached garage (Nov 2024) with paved back alley

Large backyard waiting for your vision

New Home Warranty still in place for peace of mind

Bonus Offer: To make your move even smoother, the seller is including a two-week stay at Prairie Moon Inn for relocation if needed.

This is the perfect blend of comfort, style, and future potential, just minutes from everything Sylvan Lake has to offer.

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