

**5, 5301 Windward Place  
Sylvan Lake, Alberta**

**MLS # A2244987**



# \$359,000

<b>Heating:</b>	High Efficiency, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 406
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, No Animal Home, No Smoking Home		

**Inclusions:** Murphy Bed with (New) Mattress, Basement TV, Bar Stools in Basement

One-owner townhome walking distance to Sylvan Lake and backing onto a peaceful treed area! This beautifully maintained home showcases true pride of ownership with countless custom touches throughout. Featuring 2 large bedrooms, each with its own ensuite, gorgeous vinyl plank flooring, a covered back deck, and a single attached garage that is a woodworker's dream with a custom tool lift, built-in workbench, and more. The kitchen offers incredible function with custom drawer pull-outs and thoughtful storage solutions. The fully finished basement is an entertainer's dream with rich oak woodwork, a custom bar, stage, pub-style seating, built-in Murphy bed, surround sound, and a warm, inviting atmosphere. Every detail has been carefully designed and lovingly cared for, making this home truly one-of-a-kind and move-in ready.