

**3 Legacy Cove
Sylvan Lake, Alberta**

MLS # A2266201



\$865,000

Division:	Lakeway Landing		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,747 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Heated Garage, Insulated, Off Street, Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s),		

Heating:	In Floor, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Central Vacuum, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge, Stove, Dishwasher, B/I Microwave, Washer, Dryer, Window Coverings, Central Vac & Attachments, Sump pump, 2 Garage Door Openers & Remote, 3 Mirrors above Fireplace

Magnificent Fully Developed Walkout Bi-Level in Sylvan Lake's Sought-After Southwest Neighborhood of Lakeway Landing! Offering over 2,900 sq ft of high-quality craftsmanship, this exceptional property is a one owner home, maintained by the owner of Buylو Homes himself. The property backs directly onto a green space with walking pathways & park space with a pond just steps away. The grand open-concept living area has a warm country-nature atmosphere featuring cultured stone columns, archways, fireplace, vaulted ceilings, and rich walnut hardwood flooring. A front living room or lifestyle space with metal railing overlooks the tiled foyer, perfect for an office, music room, or family retreat. The kitchen includes a raised eating bar with sink, a corner pantry, and stainless steel appliances. Garden doors in the dining area lead out to the upper south-facing wrap-around deck - finished with duradeck flooring and glass railing, where mature trees provide privacy without blocking the view of the greenspace and pathways. The Primary Bedroom is a private retreat with vaulted ceiling, walk-in closet, and 4-piece ensuite featuring a soaker tub and separate shower. Two additional bedrooms, a full bath, and a laundry room with cabinets, a sink, and window complete the main level. The walkout basement continues to impress with in-floor heat, 10+ ft ceilings, cultured stone accents, 8-ft solid maple doors for the theatre room, a large family area, and an additional bedroom with 11-ft ceiling height. A 4-piece bathroom and generous storage room provide exceptional functionality. Walk out to a concrete patio with direct access to the pathway and park space nearby. There's even a 10.5 ft x 8 ft built-in outdoor storage room (shed) and a raspberry patch in the landscaped yard. Additional highlights include: Heated 30" x 21" garage with floor

drain and a man door to the side yard ~ New on-demand water heater (2025) ~ In-floor heat ~ Central air conditioning ~ Humidifier ~ Central vacuum ~ High ceilings on both levels ~ Upper deck and lower patio for outdoor enjoyment ~ Located on a quiet cul-de-sac in Sylvan Lake's desirable southwest area with quick and easy access to Highway 11 and Alberta's best year-round recreation destination!