

102, 5300 60 Street  
Sylvan Lake, Alberta

MLS # A2279072

# \$619,900



<b>Division:</b>	Westpine Estates		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	1,344 sq.ft.	<b>Age:</b>	2024 (2 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	City Lot, Street Lighting		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 100
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Vinyl Windows		

**Inclusions:** Fridge, Stove, Dishwasher

Welcome to your dream home! This Executive style duplex boasts a 1,421 sq foot open plan with luxury vinyl plank wood grain finishes, you'll be greeted by soaring vaulted ceilings with spacious living room, a stunning stone fireplace perfect for relaxation and entertaining. This Sorento show home features triple-pane windows, allowing natural light to flood the interiors while providing exceptional energy efficiency and noise reduction. The stunning kitchen showcasing beautiful quartz countertops, custom cabinetry, and top-of-the-line appliances. The spacious primary bedroom with an amazing 5 pc ensuite and large walk in closet. The fully finished basement features a large family room with 2 bedrooms , a 4 pc bathroom and walks out onto an amazing backyard.