

# \$785,000 - 12 Laurel Close, Sylvan Lake

MLS® #A2218966

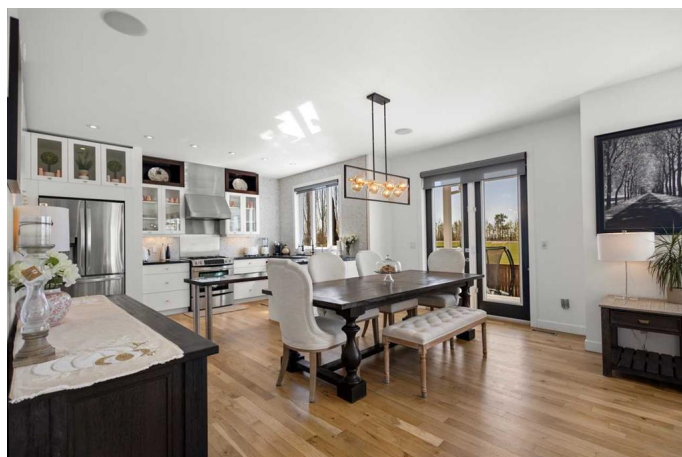
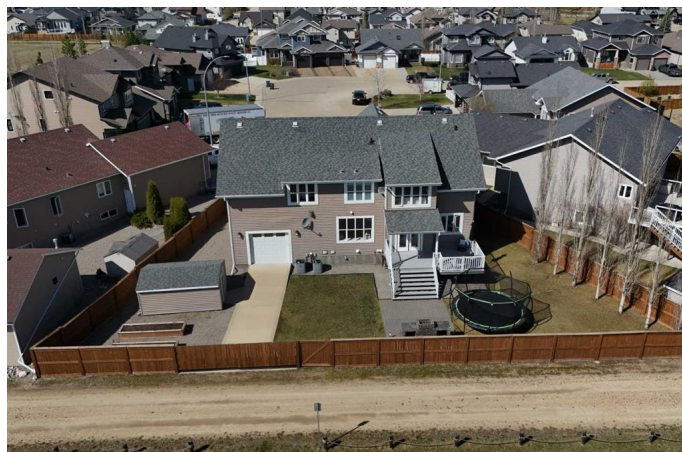
**\$785,000**

4 Bedroom, 3.00 Bathroom, 2,736 sqft

Residential on 0.20 Acres

Lakeway Landing, Sylvan Lake, Alberta

Itâ€™s the kind of home that rarely appearsâ€”and never lasts where timeless design, prime location, sheer size, and superior craftsmanship converge to create something truly extraordinary. With 2,726 sq ft of carefully designed living space, this two-storey stunner isnâ€™t just a homeâ€”itâ€™s a statement of timeless design. Upstairs, four bedroomsâ€”all on one levelâ€”offer the layout todayâ€™s families dream of, but seldom find. Add a large upper bonus room for movie nights, a cozy yoga/zen room with a grand window offering peaks of the lake - and convenient upper-floor laundryâ€”this level was built for real life. Every window tells a story, but the one from the primary suite is special, capturing open fields & Southern views. Double doors lead to your oasis-like retreat with a deep soaker tub, stand alone shower, heated tile floors and a bright walk in closet. On the main level, sunlight pours through walls of windows, bringing warmth and energy throughout every season. The 9-foot ceilings and 8-foot solid core doors add to the sense of space, while rich hardwood flooring leads to a showpiece corner kitchen. Granite counters, custom cabinetry, stainless appliances, and marble tile accents set the scene for everything from everyday breakfasts to unforgettable gatherings. Whether you're hosting game night in the bonus room, soaking in serenity in the spa-like ensuite, or enjoying a quiet coffee in your sun-drenched living roomâ€”every inch of



this home has been crafted with intention. The oversized, heated garage includes hot/cold water and a rare third door drive-through bay into the meticulously landscaped backyard. Mechanical features include two high-efficiency furnaces, dual A/C units, on-demand hot water, reverse osmosis, water softener and in-floor heating in both the basement and ensuite. This home has been lovingly & consistently maintained year after year ensuring this isn't just luxury you see—it's luxury you feel.

Built in 2007

**Essential Information**

MLS® #	A2218966
Price	\$785,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,736
Acres	0.20
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	12 Laurel Close
Subdivision	Lakeway Landing
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1B3

**Amenities**

Parking Spaces	8
----------------	---

Parking	Alley Access, Concrete Driveway, Driveway, Garage Door Opener, Garage Faces Front, Garage Faces Rear, Heated Garage, Insulated, Oversized, Parking Pad, Triple Garage Attached, Drive Through
# of Garages	3

## Interior

Interior Features	Bathroom Rough-in, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Sump Pump(s), Tankless Hot Water, Walk-In Closet(s)
Appliances	See Remarks
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full, Unfinished

## Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, City Lot, Few Trees, Landscaped, Lawn, Level, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 8th, 2025
Days on Market	13
Zoning	R1

## Listing Details

Listing Office	Greater Property Group
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.