

\$595,000 - 3 Lyle Close, Sylvan Lake

MLS® #A2244422

\$595,000

3 Bedroom, 3.00 Bathroom, 1,614 sqft
Residential on 0.14 Acres

Lakeway Landing, Sylvan Lake, Alberta

STUNNING CUSTOM BUILT BI-LEVEL in Lovely Lakeway Landing!! The crisp curb appeal will capture your attention, with natural earth tones complimented in stone work.

Nestled on a beautiful close and backing on to a green space for added privacy. Offering convenient access to schools, parks, walking trails, and Highway 11. The double attached heated garage provides plenty of indoor parking. Greet your guests on to the quaint veranda and into the large entry way. Hand scraped hardwood flooring leads you throughout the home. The open concept living is accented with vaulted ceilings and large picture windows. The gorgeous gas fireplace provides a focal point to the space. The kitchen offers a unique charm with custom cabinetry, retro style appliances, Tiffany pendant lighting, and gorgeous granite countertops. Dine inside or enjoy the expansive wrap around deck. Sip a glass of wine while gazing at a gorgeous sunset to the west. Main level laundry is an added luxury. The second level is your sanctuary with over 500 square feet of peaceful escape. The oversized soaker tub will melt your worries away. The second walk-in closet could also serve as a convenient home office. The walkout basement boasts a fantastic family room with large windows offering loads of natural light and underfloor heat as an added bonus. A garden door gives you easy access to the warmth of the south-facing backyard. Fully fenced for the kids and pets to safely



play. An additional bedroom and 4-piece bathroom provide perfect accommodations for company or an older child. This unique floor plan flows beautifully with functionality and comfort. Time is ticking, schedule your showing today!

Built in 2007

Essential Information

MLS® #	A2244422
Price	\$595,000
Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,614
Acres	0.14
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	3 Lyle Close
Subdivision	Lakeway Landing
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 2M8

Amenities

Parking Spaces	2
Parking	Double Garage Attached, Concrete Driveway
# of Garages	2

Interior

Interior Features	Built-in Features, Granite Counters, Kitchen Island, Open Floorplan, Vaulted Ceiling(s), Walk-In Closet(s), Separate Entrance
-------------------	---

Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Stone
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Walk-Out

Exterior

Exterior Features	Private Yard
Lot Description	Cul-De-Sac, Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Siding, Silent Floor Joists
Foundation	Poured Concrete

Additional Information

Date Listed	August 1st, 2025
Days on Market	47
Zoning	R1

Listing Details

Listing Office	RE/MAX real estate central alberta
----------------	------------------------------------

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.