

# \$522,000 - 37 Lucky Place, Sylvan Lake

MLS® #A2244353

**\$522,000**

3 Bedroom, 3.00 Bathroom, 1,167 sqft  
Residential on 0.11 Acres

Lakeway Landing, Sylvan Lake, Alberta

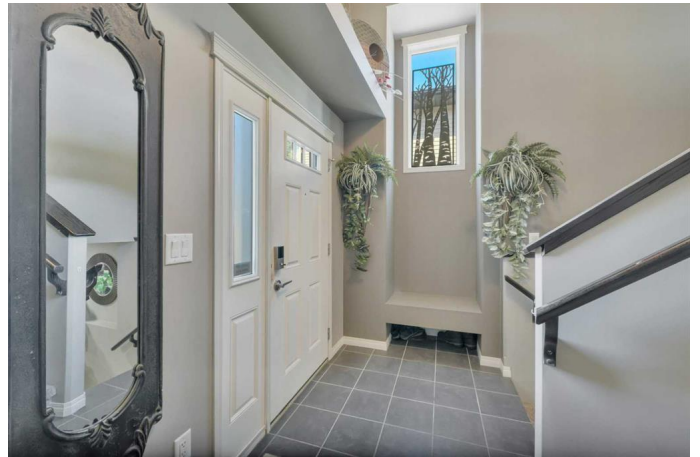
Tucked away in a quiet close in the sought-after Lakeway Landing neighborhood, this beautiful bi-level home backs onto peaceful greenspace and offers the perfect blend of comfort, style, and convenience. Just steps from parks, playgrounds, schools, and everyday amenities, it's an ideal spot for families or anyone looking for a serene place to call home.

Step inside to a spacious front entry that leads up to a bright and open main floor featuring vaulted ceilings and rich hardwood flooring. The kitchen boasts dark cabinetry, a large island, a pantry, and a high-end dual fuel stove (gas top, electric oven), along with a newer dishwasher. The adjacent living room offers a cozy gas fireplace and plenty of natural light. A versatile main-floor bedroom makes an excellent office or guest room.

Upstairs, you'll find a generous primary suite complete with a walk-in closet and private ensuite. The fully finished basement showcases a stunning barnwood feature wall and a large additional bedroom with its own ensuite and walk-in closet.

Enjoy your mornings or evenings on the large covered back deck, accessible through a back door with a phantom screen, overlooking the landscaped and fully fenced backyard with a dog run for your furry friends.

Additional highlights include an oversized attached double garage, water softener, and upgraded mechanicals: furnace, hot water heater, and air conditioning—all just 1 year



old. Donâ€™t miss your chance to own this  
move-in-ready gem in one of Sylvan  
Lakeâ€™s most desirable neighborhoods!

Built in 2006

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2244353    |
| Price          | \$522,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,167       |
| Acres          | 0.11        |
| Year Built     | 2006        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

**Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 37 Lucky Place  |
| Subdivision | Lakeway Landing |
| City        | Sylvan Lake     |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4S 0B1         |

**Amenities**

|                |                                                      |
|----------------|------------------------------------------------------|
| Parking Spaces | 4                                                    |
| Parking        | Concrete Driveway, Double Garage Attached, Oversized |
| # of Garages   | 2                                                    |

**Interior**

|                   |                                                                                                                            |
|-------------------|----------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Central Vacuum, Kitchen Island, Open Floorplan                                                                             |
| Appliances        | Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Window Coverings, Gas Stove |
| Heating           | Forced Air, Natural Gas                                                                                                    |
| Cooling           | Central Air                                                                                                                |

|                 |                          |
|-----------------|--------------------------|
| Fireplace       | Yes                      |
| # of Fireplaces | 1                        |
| Fireplaces      | Gas, Living Room, Mantle |
| Has Basement    | Yes                      |
| Basement        | Finished, Full           |

## Exterior

|                   |                                                                         |
|-------------------|-------------------------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                                   |
| Lot Description   | Backs on to Park/Green Space, Landscaped, No Neighbours Behind, Private |
| Roof              | Asphalt                                                                 |
| Construction      | Stone, Vinyl Siding, Wood Frame                                         |
| Foundation        | Poured Concrete                                                         |

## Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | August 6th, 2025 |
| Days on Market | 3                |
| Zoning         | R5               |

## Listing Details

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

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