

# \$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

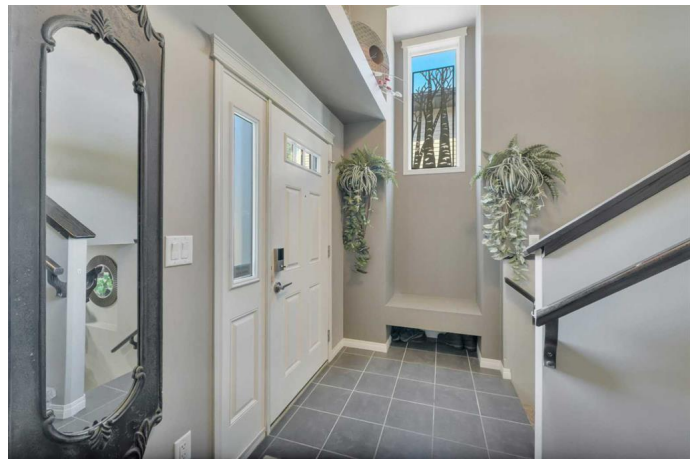
Tucked away in a quiet close in the sought-after Lakeway Landing neighborhood, this beautiful bi-level home backs onto peaceful greenspace and offers the perfect blend of comfort, style, and convenience. Just steps from parks, playgrounds, schools, and everyday amenities, it's an ideal spot for families 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	2
Zoning	R5

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.