# \$449,900 - 38 Brookstone Drive, Sylvan Lake

MLS® #A2230892

### \$449,900

4 Bedroom, 3.00 Bathroom, 1,211 sqft Residential on 0.10 Acres

Beacon Hill, Sylvan Lake, Alberta

This thoughtfully designed 4-bedroom, 3-bathroom home offers the perfect family-friendly layout, with tall ceilings, an airy open concept, and sunshine pouring through the main living spaces. Welcome to this immaculate and move-in-ready 1211 sq ft bi-level located directly across from Beacon Hill Elementary â€" watch your kids walk to school right from your living room window! Now upgraded with air conditioning, you'II stay cool and comfortable all summer long while enjoying the bright west-facing living room and stunning kitchen featuring two-toned cabinetry, timeless white quartz countertops, a beautiful backsplash, and a custom hood fan. This area was designed for entertaining and modern family living.

The main floor includes a stylish full bathroom, convenient secondary bedroom and a spacious primary suite with a walk-in closet and private 3-piece ensuite.

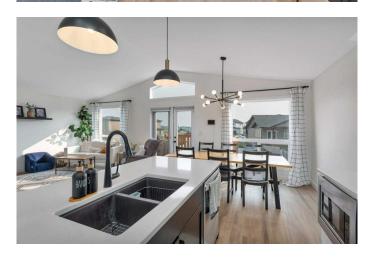
Downstairs offers a stylish, wide staircase adding to the open and bright basement. There are two more generously sized bedrooms, a full bathroom and plenty of space for movie nights, kids' playtime, or entertaining guests - a perfect place for making memories.

Outside, the west-facing backyard has loads of space for family fun and is fully fenced with a parking pad and back alley access â€" ideal for future garage development.

This newer home combines modern finishes, family functionality, and now, the comfort of







central A/C â€" don't miss your chance at this beautiful property!

#### Built in 2019

#### **Essential Information**

MLS® # A2230892 Price \$449,900

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,211
Acres 0.10

Year Built 2019

Type Residential
Sub-Type Detached
Style Bi-Level
Status Active

## **Community Information**

Address 38 Brookstone Drive

Subdivision Beacon Hill City Sylvan Lake

County Red Deer County

Province Alberta
Postal Code T4S 0M9

#### **Amenities**

Parking Spaces 3

Parking Alley Access, Off Street, Parking Pad, On Street

#### Interior

Interior Features Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings,

Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s)

Appliances See Remarks

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Lane, Back Yard, City Lot, Front Yard, Lawn, Level, Rectangular

Lot

Roof Asphalt Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 13th, 2025

Days on Market 2

Zoning R5

## **Listing Details**

Listing Office Greater Property Group

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