

# \$625,000 - 402, 5300 60 Street, Sylvan Lake

MLS® #A2235770

## \$625,000

4 Bedroom, 3.00 Bathroom, 1,406 sqft  
Residential on 0.16 Acres

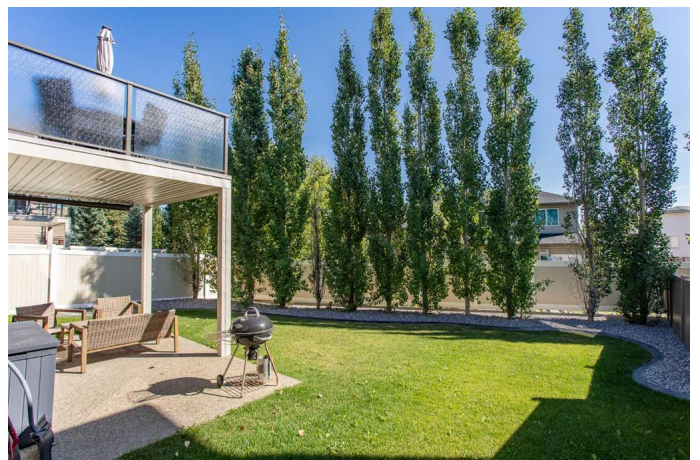
Westwood, Sylvan Lake, Alberta

Enjoy the ease of low-maintenance living in this 45+ bungalow duplex, designed for comfort and convenience. With 4 Bedrooms (one would make an amazing office), 2.5 Baths, main floor laundry, a fully finished walkout basement, and an attached double Garage, this home offers the perfect balance of space and simplicity. The fully fenced yard and covered deck provide private outdoor spaces without the upkeep.

Inside, the open floor plan is both stylish and functional. Vinyl plank floors flow throughout the main level, leading to a well-appointed Kitchen with stainless appliances, a corner pantry, ceiling-height cabinets, and an island with seating for three. The Living Room, centered around a striking gas fireplace with a stone surround, offers a cozy place to relax, while the Dining Space opens to the deck, complete with a gas line for effortless outdoor cooking.

The oversized Primary Suite is a true retreat, featuring a walk-in closet and a 4-piece Ensuite with dual vanities and a walk-in shower. A second Bedroom on the main level doubles as an ideal office, with a nearby 2-piece Bath and a Laundry Room with Garage access for added convenience.

The lower level is designed for guests or additional living space, with a large Rec Room, a second gas fireplace, two generously sized



Bedrooms, and a 4-piece Bath. Step outside to the lower patio, wired for a hot tubâ€”perfect for unwinding after a day on the golf course.

Located in a quiet neighbourhood near the Sylvan Lake Golf & Country Club, lakeside walking trails, and all essential amenities, youâ€™ll have easy access to recreation, shopping, and dining while still enjoying a peaceful setting.

Additional features include central air conditioning, hot and cold outdoor taps, and professional landscaping. With grass trimming and snow removal taken care of, youâ€™ll have more time for travel, family, and the things you truly enjoy.

Built in 2021

**Essential Information**

MLS® #	A2235770
Price	\$625,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,406
Acres	0.16
Year Built	2021
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

**Community Information**

Address	402, 5300 60 Street
Subdivision	Westwood
City	Sylvan Lake
County	Red Deer County

Province	Alberta
Postal Code	T4S 0K8

### Amenities

Amenities	None
Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Bar, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Water Softener, Window Coverings, Bar Fridge
Heating	In Floor, Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, City Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 3rd, 2025
Days on Market	9
Zoning	R2

### 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.