

FOR SALE



ONE OF A KIND

HOME

*Westpine Estates Luxury Villas*  
*5300 60 Street, Sylvan Lake*



UNIT #301

**5300 60 Street**  
*Westpine Estates Luxury Villas, Sylvan Lake*

=====  
**\$623,500**  
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This stunning French Country themed Villa is only minutes from the pristine waters of Sylvan Lake. The office off the front entry is graced with an 8ft maple french door. 10ft ceilings throughout. The mudroom has laundry, built-in lockers, cabinetry & sink. Hickory wood floors carry into the chef inspired kitchen. Beautifully crafted, glazed cabinets with crown molding & cabinet lighting. GE Cafe appliances. A 9ft cherry-island with wine cooler, cast iron sink, garburator, & quartz countertops. Custom china cabinet & a corner pantry. Great rm has 10ft natural stone fireplace. Large MB with an ensuite; heated travertine floors, 6ft soaker tub, 7ft dual-sink vanity, walk-in 10ft custom shower. The walk-out basement features; a family area with a fireplace, rough-in for a wet bar, garden door leading out to the exposed aggregate patio. 2 additional bedrooms, & 4pc bathroom. Built-in speakers throughout. Triple pane aluminum clad windows. Fully landscaped with irrigation. Condo fees \$90/month.





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## OTHER FEATURES

James Hardi board cement siding  
Cultured Stone wrapping from garage to front entrance  
Triple Pane Aluminum Clad Windows  
Large rear duradeck  
trimmed with cedar  
BBQ Gas line  
Alarm System  
Upgraded Insulation to R60 in ceiling & R22 in walls  
Fully Landscaped with irrigation  
Incredible sound insulation  
Two zone infloor  
radiant heat  
Two stage high efficiency Trane furnace  
Two stage high efficiency AO Smith 100,000 BTU Water Heater  
Powered Lennox Hot Water humidifier  
Honeywell state of the art WIFI thermostat  
WaterBoss 900 Water Softener  
Full 10ft ceilings on the main floor  
Full 9ft ceilings on the lower level  
8ft solid core doors throughout  
Oil rubbed bronze hardware & fixtures throughout  
Custom solid maple interior railings with ORB spindles Custom  
8ft Maple Door with Bevelled Insert  
Fully Wired for 5 Audio Zones, 2 Cameras 10  
Speakers Included



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## OTHER FEATURES

Top Of The Line GE Cafe Kitchen Appliances; InSink Garburator

5 Burner Gas Convection Stove/Venta

Hood 600 CFM Kitchen Exhaust/Marvel

Wine Cooler/Kitchen

Crown Moldings to Full 10ft

Stunning 9ft Cherry Island

Quartz Countertops Throughout The Home

Kohler Cast Iron Double Sink

Walkin

Corner Pantry

Under Cabinet Lighting

Top Of The Line Kenmore Elite Steam Washer & Dryer

Mudroom w/ built in

cabinetry & sink with quartz countertops

Master Bedroom With Walkin

Closet + ensuite

Natural Stone Travertine Flooring in Ensuite;

6ft Soaker Tub + Double 7ft Vanity with his & her kohler sinks

5ft walkin shower w/ 10ft ceiling

Rain head & hand wand in shower

Fully finished garage with tile landing

12ft ceiling in garage w/ a 9ft R16 insulated steel garage double door w/ wood finish

Large drain in garage

Gas line rough in

for heat in garage

Central Vacuum included + attachments

Large 144 sq.ft rear deck with Gas line for BBQ