

\$409,900 - 40 Willow Springs Crescent, Sylvan Lake

MLS® #A2088657

\$409,900

4 Bedroom, 3.00 Bathroom, 1,294 sqft

Residential on 0.14 Acres

Willow Springs, Sylvan Lake, Alberta

FULLY DEVELOPED 4 BED, 3 BATH
MODIFIED BI LEVEL IN WILLOW SPRINGS ~
24' x 20' ATTACHED GARAGE WITH
SEPARATE BASEMENT ENTRY ~ WET BAR
~ Covered front entry welcomes you and leads
to a sun filled tile foyer ~ The living room
features a large south facing window offering
tons of natural light ~ Easily host a large family
gathering in the spacious dining room with
French doors that lead to an oversized deck
with glass and aluminum railings ~ The kitchen
offers a functional layout with ample cabinets,
tons of counter space including an island with
an eating bar, full tile backsplash, a window
above the sink overlooking the backyard and a
walk in pantry ~ Two bedrooms located on the
main level are both a generous size, have
hardwood flooring and are located just off the
4 piece main bathroom ~ Hardwood flooring
continues to the private primary bedroom is
located on it's own level and offers a 3 piece
ensuite and walk in closet with built in shelving
~ The fully finished basement has high
ceilings, large above grade windows and
operational in floor heating and offers a large
family room with a wet bar and an additional
bank of cabinets on the opposite wall, 4th
bedroom that can easily accommodate a king
bed plus multiple pieces of furniture, a 3 piece
bathroom with a walk in tile shower, laundry,
storage space and walk up access to the
double attached garage ~ The fully fenced
backyard is landscaped with well established
trees, shrubs and perennials, has a fire pit and



enclosed storage below the deck ~ Located close to multiple parks, playgrounds and walking trails with easy access to schools, shopping, the marina and boat launch, downtown Sylvan with year round outdoor activities and all other amenities!

Built in 1993

Essential Information

MLS® #	A2088657
Price	\$409,900
Sold Price	\$396,500
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,294
Acres	0.14
Year Built	1993
Type	Residential
Sub-Type	Detached
Style	Modified Bi-Level
Status	Sold

Community Information

Address	40 Willow Springs Crescent
Subdivision	Willow Springs
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1G3

Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	4
Parking	Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Insulated

Interior

Interior Features	Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Pantry, Separate Entrance, Storage, Tile Counters, Walk-In Closet(s), Wet Bar
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Fire Pit, Private Entrance, Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Rectangular Lot, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	October 19th, 2023
Date Sold	November 28th, 2023
Days on Market	40
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	Lime Green Realty Inc.
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