

\$354,900 - 31 Inglis Crescent, Sylvan Lake

MLS® #A2091153

\$354,900

3 Bedroom, 3.00 Bathroom, 1,337 sqft

Residential on 0.07 Acres

Iron Gate, Sylvan Lake, Alberta

END UNIT!! NOW AVAILABLE...\$5,000 credit from the builder towards upgrades, appliances or landscaping!! Stylish, modern 2 Storey Townhomes in the new area of Iron Gate. Say Goodbye to the stress of older homes & get Alberta New Home Warranty plus additional builder warranty on these Brand New homes built by Asset Builders Corp, winner of 2021 Builder of the Year award! Step onto your 7'x7' front deck, into your spacious entry & you are greeted by a bright & spacious open layout on this main floor. Check out all the natural sunlight through these large energy efficient triple pane windows & you will love this amazing vinyl plank flooring throughout w/cushy carpet in the bedrooms upstairs. The kitchen is the heart of the home, with a large island w/extended Quartz countertop (perfect for your stools, kids homework sessions, or long chats while cooking), built in pantry area, & 4 appliances included. Dining room will fit your large tables & extra family members. The favorite room of all parents out there is this separate mudroom w/half bath @ the back door that leads to your 10'6"x10' east facing back deck w/aluminum railing & east facing backyard, with fence between neighbor (done down north side with back section open) with 2 car parking off back lane. Upstairs you will find the handy laundry room, 2 good sized bedrooms, a full main bath + a master bedroom that features a large walk in closet & full 4 piece ensuite. Extra bonus is the huge hallway closets that make the best use of



25-31 Inglis Townhomes



space! Downstairs is open for your inspiration planned for future bdrm, bath & family room w/plenty of natural light & extra storage. GST included w/rebate to builder. Taxes not yet assessed. This new neighborhood of Irongate is close to shopping, food & the highway & could be the perfect spot for your family. Immediate Possession! Single detached garage can be built in future. Pictures are from a previous unit with exact layout & similar colors.

Built in 2023

Essential Information

MLS® #	A2091153
Price	\$354,900
Sold Price	\$350,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,337
Acres	0.07
Year Built	2023
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Sold

Community Information

Address	31 Inglis Crescent
Subdivision	Iron Gate
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0V3

Amenities

Parking Spaces	2
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Parking	Off Street
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Interior

Interior Features	Bathroom Rough-in, Closet Organizers, No Animal Home, No Smoking Home, Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Composite Siding, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 1st, 2023
Date Sold	February 9th, 2024
Days on Market	100
Zoning	r3
HOA Fees	0.00

Listing Details

Listing Office	RCR - Royal Carpet Realty Ltd.
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