

\$529,000 - 70 Fern Glade Crescent, Sylvan Lake

MLS® #A2113521

\$529,000

4 Bedroom, 3.00 Bathroom, 1,267 sqft

Residential on 0.18 Acres

Fox Run, Sylvan Lake, Alberta

A RARE FIND, this fantastic home is nestled in the family friendly neighbourhood of Fox Run. A prime location, close to schools, parks and walking trails. The earth tone warmth of the stucco siding creates a pleasing curb appeal. This beautiful bi-level boasts a unique floor plan, complimented by various levels of comfortable living. The double attached and heated garage offers plenty of sheltered parking. Honey hardwood floors lead you into the large living room. The vaulted ceilings create an airy atmosphere, accented by the abundance of light streaming through the picture window. The focal point of the room is the gas fireplace, inviting you to unwind in it's cozy glow. Ascend two steps and you will find the hub of the home. Family functions will be spent gathering around the island with it's additional seating. A perfect design for both cooking and entertaining. The kitchen features crisp white cabinetry, stainless steel appliances, and a convenient corner pantry. The dining room offers tasteful touches of French Provincial design. Dine inside or step thru the garden door on to the large composite deck, accented with privacy shutters. Soak up the warmth of the west-facing sunshine while overlooking the beautiful backyard. Meticulously maintained with mature landscaping, paving stone pathways, and a gorgeous pergola. Fully fenced for privacy and the protection of children and pets. Put your feet up around the fire pit on those cool Summer nights. A large shed provides storage



for lawn equipment and a rear parking pad gives you that additional space for extra vehicles. At the end of the day, escape to the spacious primary bedroom, complete with a 3-piece ensuite and wonderful walk-in closet. Two generous bedrooms and a 4-piece bathroom are perfect for a growing family. With the bi-level design, an abundance of natural light beams through the lower level windows. Cuddle up for movie nights in the family room with the added comfort of in-floor heat. A generous bedroom offers great accommodations for company, along with the 3-piece bathroom. The finished laundry room is complimented with a space for crafting. Upgrades include a new furnace and central air in 2023, recently replaced roof, fresh paint throughout, water softener, central vac, and phantom screens. Original Owners, pride of ownership is obvious in this lovely home. Don't wait! Add this one to your list and come have a look!

Built in 2000

Essential Information

MLS® #	A2113521
Price	\$529,000
Sold Price	\$509,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,267
Acres	0.18
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	70 Fern Glade Crescent
Subdivision	Fox Run
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S1Z5

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Parking Pad

Interior

Interior Features	High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, See Remarks
Appliances	Dishwasher, Electric Stove, Garage Control(s), Oven, Range Hood, Refrigerator, Washer/Dryer, Water Distiller, Water Softener
Heating	In Floor, Standard
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Private Yard
Lot Description	Back Lane, Back Yard, Lawn, Landscaped
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

Additional Information

Date Listed	March 13th, 2024
Date Sold	April 25th, 2024
Days on Market	43
Zoning	R1
HOA Fees	0.00

Listing Details

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