# \$469,900 - 7 Fern Glade Crescent, Sylvan Lake

MLS® #A2123141

### \$469,900

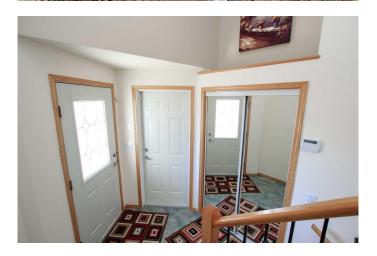
4 Bedroom, 3.00 Bathroom, 1,224 sqft Residential on 0.16 Acres

Fox Run, Sylvan Lake, Alberta

ORIGINAL OWNER ~ 4 BED (3 up, 1 down), 3 BATH BI LEVEL ~ OVER 1200 SQ. FT. ABOVE GRADE PLUS A FULLY DEVELOPED WALK OUT BASEMENT ~ HEATED DOUBLE GARAGE ~ NO NEIGHBOURS BEHIND WITH VIEWS OF THE GOLF COURSE ~ Extensively landscaped front yard offers eye catching curb appeal ~ A sun filled foyer with raised ceilings with high ceilings welcomes you ~ Open concept main floor layout complemented by hardwood flooring and vaulted ceilings offers a feeling of spaciousness ~ The living room features a south facing bay window that offers tons of natural light, has a gas fireplace with a niche above and opens to the formal dining space where you can easily host a large family gathering ~ The kitchen offers a functional layout with plenty of light stained oak cabinets, ample counter space, full tile backsplash, walk in pantry, windows above the sink and room for another dining space ~ Garden door access from the kitchen leads to the massive partially covered deck that spans the entire width of the home, has a gas line, aluminum and glass railings for unobstructed views of the backyard and golf course just behind this home, and gated stairs leading to the backyard ~ The primary bedroom can easily accommodate a king bed plus multiple pieces of furniture, has a walk in closet and 3 piece ensuite ~ 2 additional main floor bedrooms are conveniently located just off the 4 piece bathroom with a laundry closet ~ The fully







finished walkout basement has operational in floor heating and large above grade windows ~ A generous sized L-shaped family room has plenty of space and has French doors leading to the covered poured concrete patio and backyard ~ 4th bedroom is a generous size, has a large closet and access to the crawl space ~3 piece basement bathroom is next to the utility room that has additional space for storage and a window offering natural light ~ Heated double attached garage is insulated, finished with painted and textured drywall, has built in shelving, and a man door leading to the backyard ~ The backyard is beautifully landscaped with well established tress (including apple), shrubs and perennials, has a fire pit area and is fully fenced ~ Located in the family friendly Fox Run neighbourhood close to multiple schools, parks and playgrounds with easy access to shopping, Lakeshore Drive and all the other great amenities Sylvan Lake has to offer ~ Pride of ownership is evident in this well cared for home!

Built in 2000

#### **Essential Information**

MLS® # A2123141
Price \$469,900
Sold Price \$460,000

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,224

Acres 0.16

Year Built 2000

Type Residential

Sub-Type Detached

Style Bi-Level

Status Sold

## **Community Information**

Address 7 Fern Glade Crescent

Subdivision Fox Run

City Sylvan Lake

County Red Deer County

Province Alberta
Postal Code T4S 1Z5

#### **Amenities**

Utilities Electricity Connected, Natural Gas Connected

Parking Spaces 4

Parking Additional Parking, Concrete Driveway, Double Garage Attached,

Garage Door Opener, Garage Faces Front, Heated Garage, Insulated,

Off Street, See Remarks

#### Interior

Interior Features Bookcases, Closet Organizers, Open Floorplan, Pantry, Separate

Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Dryer, Garage Control(s), Microwave, Refrigerator, See

Remarks, Stove(s), Washer, Window Coverings

Heating In Floor, Forced Air, Natural Gas

Cooling None

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Living Room, Mantle, See Remarks, Tile

Has Basement Yes

Basement Separate/Exterior Entry, Finished, Full, Walk-Out

#### **Exterior**

Exterior Features BBQ gas line, Fire Pit, Private Entrance, Private Yard

Lot Description Back Yard, Fruit Trees/Shrub(s), Front Yard, No Neighbours Behind,

Landscaped, Treed

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 15th, 2024

Date Sold June 12th, 2024

Days on Market 58
Zoning R1

HOA Fees 0.00

## **Listing Details**

Listing Office Lime Green Realty Inc.

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