

# \$890,000 - 13 Songbird Green, Sylvan Lake

MLS® #A2131169

**\$890,000**

4 Bedroom, 3.00 Bathroom, 1,513 sqft

Residential on 0.10 Acres

Sixty West, Sylvan Lake, Alberta

Visit REALTOR® website for additional information. Tehama Custom Homes ~ Built to perfection! Situated in sought after Sixty West in Sylvan Lake. This new 2 story custom home with double attached garage is move in ready. Absolutely stunning with large windows, high ceilings & an open floor plan gives a spacious feel. The main living area has a featured floor to ceiling stone surround with gas fireplace & wood mantel to add warmth to the room. A modern kitchen with high end stainless appliances, including a built-in oven/microwave & countertop gas range. 1 bed & 4 pc bath on the main, along with a laundry for convenience. The 2nd floor has a luxurious master suite complete with a 5-piece bath & walk-in closet. There is plenty of room for entertainment downstairs with the large rec room plus 2 beds & another 4 pc bath. Sit on the large deck & be surrounded by stunning views all around.

Built in 2024

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2131169  |
| Price          | \$890,000 |
| Sold Price     | \$880,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 3         |
| Square Footage | 1,513     |



|            |             |
|------------|-------------|
| Acres      | 0.10        |
| Year Built | 2024        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | 2 Storey    |
| Status     | Sold        |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 13 Songbird Green |
| Subdivision | Sixty West        |
| City        | Sylvan Lake       |
| County      | Red Deer County   |
| Province    | Alberta           |
| Postal Code | T4S 1P4           |

### Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 4                                   |
| Parking        | Double Garage Attached, Front Drive |

### Interior

|                   |                                                                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage |
| Appliances        | Built-In Gas Range, Built-In Oven, Dishwasher, Microwave, Range Hood, Refrigerator, Washer/Dryer Stacked, Wine Refrigerator                                        |
| Heating           | In Floor, Forced Air                                                                                                                                               |
| Cooling           | None                                                                                                                                                               |
| Fireplace         | Yes                                                                                                                                                                |
| # of Fireplaces   | 1                                                                                                                                                                  |
| Fireplaces        | Gas                                                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                |
| Basement          | Finished, Full                                                                                                                                                     |

### Exterior

|                   |                                                                                          |
|-------------------|------------------------------------------------------------------------------------------|
| Exterior Features | Rain Gutters                                                                             |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Corner Lot, Creek/River/Stream/Pond, Front Yard |
| Roof              | Asphalt Shingle                                                                          |
| Construction      | Concrete, Stone, Vinyl Siding, Wood Frame                                                |

Foundation                      Poured Concrete

**Additional Information**

Date Listed                      May 11th, 2024  
Date Sold                        September 20th, 2024  
Days on Market                132  
Zoning                            R5  
HOA Fees                        0.00

**Listing Details**

Listing Office                    PG Direct Realty Ltd.

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