

\$489,900 - 46 Westwood Crescent, Sylvan Lake

MLS® #A2145210

\$489,900

4 Bedroom, 3.00 Bathroom, 1,324 sqft

Residential on 0.15 Acres

Westwood, Sylvan Lake, Alberta

This rare gem, a 1324 sq ft South-facing, walkout bungalow, is perfect for your growing family. Nestled on a peaceful crescent, it has loads of space with 4-bedrooms & 3-bathrooms. It is fully upgraded and showcases meticulous attention to detail. From the large entryway to the vaulted ceilings and perfect layout, this home will impress from top-to-bottom.

The expansive kitchen boasts custom cabinetry, stainless steel appliances, a tiled backsplash, a corner pantry, and a large island with an eat-up bar, all overlooking the spacious dining room. Natural light floods the living room, featuring a cozy gas fireplace. The primary bedroom includes a generous walk-in closet and a full ensuite. Two additional bedrooms, a 4-piece bathroom, and main floor laundry add to the functional layout.

Descend to the open-designed, fully-finished walkout basement, which offers a huge extra bedroom, a full bathroom, and a bright and expansive family room. The oversized garage is fully finished, offers ceiling storage and can accommodate all your toys.

Enjoy outdoor living on the country-style front porch or the sunny, oversized deck both covered with high-end, maintenance-free decking. The fully landscaped and fenced yard is perfect for summer entertaining, kids, and pets (catio can stay or go). This home is conveniently close to parks, walking paths, and downtown, with easy access to highways 11 and 11A.



Built in 1998

Essential Information

MLS® #	A2145210
Price	\$489,900
Sold Price	\$483,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,324
Acres	0.15
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Sold

Community Information

Address	46 Westwood Crescent
Subdivision	Westwood
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1V8

Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Attached, Driveway, Garage Door Opener, Insulated

Interior

Interior Features	Ceiling Fan(s), Skylight(s), Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room

Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Lane, City Lot, Front Yard, Lawn, Landscaped, Level, Many Trees, Rectangular Lot
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 26th, 2024
Date Sold	August 19th, 2024
Days on Market	52
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	Greater Property Group
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