

\$499,900 - 35 Falcon Crescent, Sylvan Lake

MLS® #A2153536

\$499,900

5 Bedroom, 3.00 Bathroom, 1,244 sqft

Residential on 0.16 Acres

Fox Run, Sylvan Lake, Alberta

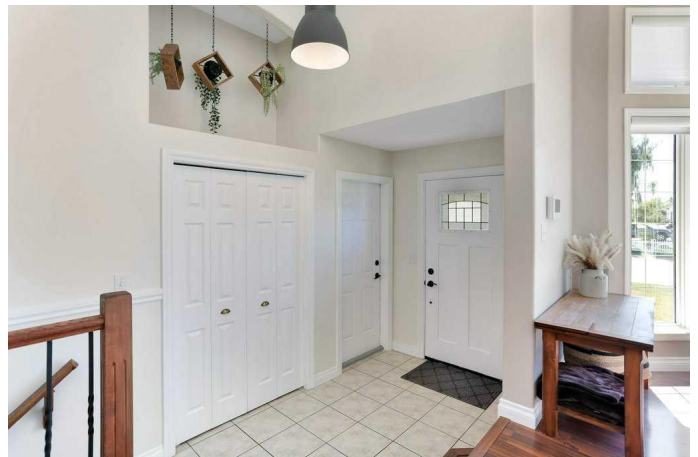
Fabulous location backing onto walking trails and a treed green space! This lovely family home is perfectly located in Fox Run and a short walk to Fox Run and Ecole Mother Teresa schools! A bright front living room flooded with natural light, including a wood burning stove, will greet the new owners to this ideal family home, then up a few steps there is a bright kitchen and dining area with epoxy counter tops, corner pantry, center island with breakfast bar, and light coloured cabinetry. There is a nicely connected dining area offering easy access to the large rear composite deck, lower patio and park-like rear yard. There are 3 bedrooms on the main level - including the large master bedroom with it's own 3pce ensuite and walk-in closet. A full 4pce bath completes the main level creating a perfect layout for a growing family. The fully finished basement offers polished concrete floors, 2 large bedrooms (one does not have a closet), a separate office area and a large rec room! There is a separate laundry room, 3pce bath and ample storage plus infloor heat! This fabulous lot provides plenty of room for RV parking and is very peaceful and quiet. A fine home that is completed by a front double attached garage, with all appliances included!

Built in 2000

Essential Information

MLS® #

A2153536



Price	\$499,900
Sold Price	\$490,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,244
Acres	0.16
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Sold

Community Information

Address	35 Falcon Crescent
Subdivision	Fox Run
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1Z2

Amenities

Parking Spaces	2
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, RV Access/Parking, See Remarks

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), French Door, High Ceilings, Kitchen Island, Pantry, Storage, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	In Floor, Forced Air, Natural Gas, Wood Stove
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Free Standing, Living Room, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	BBQ gas line
Lot Description	Back Lane, Backs on to Park/Green Space, No Neighbours Behind, Landscaped
Roof	Shingle
Construction	Brick, Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 2nd, 2024
Date Sold	August 22nd, 2024
Days on Market	20
Zoning	R1
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta
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