

\$649,000 - 16 Ian Way, Sylvan Lake

MLS® #A2176558

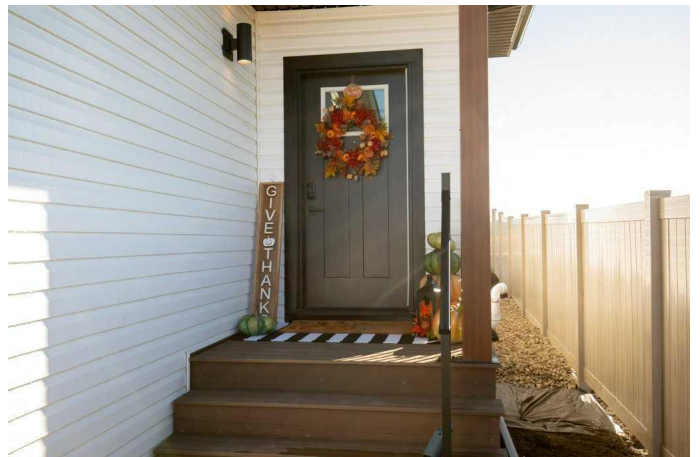
\$649,000

3 Bedroom, 3.00 Bathroom, 2,101 sqft

Residential on 0.24 Acres

Iron Gate, Sylvan Lake, Alberta

This beautiful NEW BUILD is just months old and bursting with upgrades! The crisp curb appeal features a galvanized steel garage door, triple pane tinted windows, accented by gorgeous stone work. Ideally located as an end lot with a warm south facing and partially fenced backyard. The double attached garage is finished and provides cozy parking with under slab heat. Entering thru the garage gives you direct access to the mudroom and beautiful built-ins. Luxury laminate flooring leads you through the hub of the home. The open floor plan lends itself to entertaining and family gatherings. The large living room provides plenty of space for lounging and relaxing. Custom blinds and central air will keep this home comfortable during those warm weather months. The kitchen is modern and marvelous, with contrasting cabinetry and stainless steel appliances. The island is draped with an exquisite waterfall quartz on either side and provides additional seating and prep space. The walk-in butler pantry is an added bonus. Surrounded with windows, the dining room is highlighted by an elegant light fixture. Step thru the garden door and soak in the sunshine on this spacious composite deck. Gas line in place for grilling while gathering with friends and family. The pretty two-piece powder room is conveniently located on this level. After a long day, escape to the second floor for some peace and privacy. Cuddle up for movie nights in this fantastic family room. The primary suite is spacious with a wonderful



walk-in closet. The spa-like ensuite features a steam generated Kerdi shower system with gorgeous glass doors. Two additional bedrooms and a 4-piece bathroom provide accommodations for the whole family. Laundry is also conveniently found on this upper level. The basement awaits your finishing touches with under slab heat and a 3-piece bathroom already roughed in. Ideally located in the new neighborhood of Iron Gate, conveniently close to shopping, schools, and restaurants. This stunning two story home boasts a modern design, endless upgrades, and beautiful finishings. Schedule your showing today!

Built in 2024

Essential Information

MLS® #	A2176558
Price	\$649,000
Sold Price	\$665,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,101
Acres	0.24
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	16 Ian Way
Subdivision	Iron Gate
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0W5

Amenities

Parking Spaces	4
Parking	Double Garage Attached

Interior

Interior Features	Open Floorplan, Pantry, Built-in Features, Chandelier, Double Vanity, Kitchen Island, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Central Air Conditioner, Stove(s)
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Yard, Corner Lot, City Lot, Front Yard, Level
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	November 1st, 2024
Date Sold	November 24th, 2024
Days on Market	23
Zoning	R5
HOA Fees	0.00

Listing Details

Listing Office	RE/MAX real estate central alberta
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