

\$779,900 - 12 Songbird Green, Sylvan Lake

MLS® #A2188140

\$779,900

4 Bedroom, 4.00 Bathroom, 1,950 sqft

Residential on 0.09 Acres

Sixty West, Sylvan Lake, Alberta

Imagine waking up to the soothing sounds of a backyard waterfall, sunlight streaming through floor-to-ceiling windows, and realizing youâ€™ve found your dream home. Welcome to 12 Songbird Green, where every detail whispers, "You belong here." This 1950 sqft modern farmhouse is nestled in the tranquil and picturesque neighborhood of 60 West, surrounded by forested walking trails and set on a quiet dead-end street. The open-concept living, dining, and kitchen area is the heart of the home, featuring a chef-inspired kitchen equipped with a gas range, wine fridge, built-in spice rack, pantry, and pull-out cupboards that maximize storage. Imagine hosting cozy family dinners by the floor-to-ceiling stone fireplace. The homeâ€™s four spacious bedrooms and four luxurious bathrooms are perfectly suited for families or entertaining guests. The large loft bedroom feels like a private retreat, complete with a stand-alone soaker tub and rainfall shower. The lower level, with 9-ft ceilings, in-floor heating, and a wet bar, is bathed in natural light from oversized windows, creating an inviting space for entertaining or relaxing. Step outside, and youâ€™ll find that the backyard is more than an extension of the homeâ€™s itâ€™s a sanctuary. The serene greenspace, walking path, and stream-fed waterfall create a harmonious blend of modern living and natural beauty. Additional highlights include air conditioning, a water softener, a built-in vacuum system, a smart board exterior for durability, and an integrated security



system with Control 4 cameras. Wired speakers throughout the living room, kitchen, ensuite, and deck elevate your everyday living experience. When was the last time a home made you feel completely at peace? This is not just a house—it's a lifestyle.

Built in 2019

Essential Information

MLS® #	A2188140
Price	\$779,900
Sold Price	\$762,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,950
Acres	0.09
Year Built	2019
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	12 Songbird Green
Subdivision	Sixty West
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0S6

Amenities

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener

Interior

Interior Features	Bookcases, Ceiling Fan(s), Closet Organizers, Central Vacuum, Kitchen
-------------------	---

	Island, Wired for Sound
Appliances	See Remarks
Heating	Forced Air, In Floor, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Courtyard
Lot Description	Backs on to Park/Green Space, Cul-De-Sac
Roof	Asphalt Shingle
Construction	Composite Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	January 16th, 2025
Date Sold	February 16th, 2025
Days on Market	31
Zoning	R5
HOA Fees	0.00

Listing Details

Listing Office	Greater Property Group
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.