



GRASSROOTS
REALTY GROUP

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**66 Fern Glade Crescent
Sylvan Lake, Alberta**

MLS # A2213727



\$599,999

Division:	Fox Run		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,632 sq.ft.	Age:	2000 (25 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, French Door, Granite Counters, Open Floorplan, Pantry, Vaulted Ceiling(s)		

Inclusions: Refrigerator, Gas Stove, Microwave, Dishwasher, Washer, Dryer, Window Coverings, Garage Door Opener, Air Conditioner, Pellet Stove, Gazebo, Projector & Screen, Stereo System

Welcome to this stunning bungalow located in the desirable Fox Run Subdivision in Sylvan Lake. Perfectly situated close to schools, playgrounds, golf, and the lake, this home offers both convenience and lifestyle. The property features a beautifully landscaped, private, fenced backyard complete with a gazebo, firepit, garden boxes, and a spacious paving stone driveway leading to an oversized heated and insulated double attached garage. Step inside to an open floor plan with vaulted ceilings, large windows, and a stylish combination of hardwood and vinyl flooring throughout. Central air conditioning keeps the home comfortable year-round, and a hot water tank and water softener which were installed in 2022 for added efficiency and peace of mind plus a new furnace was installed in 2024. The kitchen is a chef's dream, showcasing rich dark wood cabinetry, granite countertops, an eating bar, stainless steel appliances, a spacious pantry, and new flooring that adds a fresh, modern touch. Adjacent to the kitchen is a bright dining area encircled by windows, offering a beautiful view of the yard and plenty of natural light. The open concept living room boasts soaring ceilings and double patio doors that lead to a large Duradeck back deck with glass railings and a privacy screen—ideal for entertaining or relaxing outdoors. The primary bedroom offers a private retreat with a walk-in closet and a beautifully totally renovated 4-piece ensuite, featuring a new double sink, new flooring, custom shower, and walk in tub. Two additional bedrooms and another full 4-piece bathroom complete the main floor, along with a practical mudroom off the garage. The fully finished walkout basement is perfect for entertaining, with a spacious family room equipped with a projector and pull-down screen, a cozy pellet stove with battery backup, and a games area. Double patio doors open to

the backyard, extending your living space outdoors. The lower level also includes two more large bedrooms, a 4-piece bathroom, and a generous storage room, with underfloor heating for added comfort. This home truly has it all—space, style, and a prime location.