



GRASSROOTS
REALTY GROUP

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3 Rustic Road Norglenwold, Alberta

MLS # A2213930



\$1,950,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,401 sq.ft.	Age:	1982 (43 yrs old)
Beds:	6	Baths:	5
Garage:	Additional Parking, Double Garage Detached, Driveway, Garage Door Opener		
Lot Size:	0.47 Acre		
Lot Feat:	Beach, Irregular Lot, Lake, Landscaped, Private, Underground Sprinklers, Water		

Heating:	Boiler, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum, Parquet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, No Animal Home, No Smoking Home, Storage, Sump Pump(s)		

Inclusions: Second Fridge, hot tub and access, pool table, shuffle board, boat launch and rack, pier, 3 sheds-10x15 vinyl, 10x27 & 7x27 tarped

Discover the perfect blend of elegance and comfort in this stunning 4,436 sq. ft. lakefront home, nestled in the sought-after Summer Village of Norglenwold at Sylvan Lake. With a full brick exterior and breathtaking lake views, this two-storey home is a rare find. Step inside to a spacious sunken living room, a grand dining area with soaring ceilings, and a garden door leading to an expansive rear deck overlooking the water. The large eat-in kitchen features classic white European cabinetry and ceramic tile flooring. The main floor also includes two generously sized bedrooms, a 4-piece main bath, a 3-piece ensuite, a welcoming entryway, and a convenient main-floor laundry. Dual wide staircases lead to an incredible upper level, complete with a vast family room and dance floor, a library/studio, two large bedrooms, a 3-piece bath, a wet bar with a fridge, and a spacious bedroom over the garage with in-floor heating. The fully finished basement offers even more space with a massive rec/games room, a wine room, an office, a 3-piece bath, and multiple finished storage rooms. The 24' x 30' underfloor heated garage features a floor drain, while the long decorative concrete driveway offers plenty of parking, including RV space. The property is serviced by a 100' well for water supply, and the septic system connects directly to the Town of Sylvan Lake, with a new replacement pump included for added peace of mind. The beautifully landscaped yard is complete with underground sprinklers, and three large storage sheds provide ample additional space. This exceptional lakefront retreat offers an unparalleled lifestyle—don't miss your opportunity to own a piece of Sylvan Lake's finest.