



GRASSROOTS
REALTY GROUP

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16 Rustic Crescent Norglenwold, Alberta

MLS # A2261134



\$525,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,744 sq.ft.	Age:	1985 (40 yrs old)
Beds:	2	Baths:	2
Garage:	Double Garage Attached, Driveway, RV Access/Parking		
Lot Size:	0.30 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Pie Shaped Lot, See Rema		

Heating:	High Efficiency, Forced Air, Natural Gas
Floors:	Hardwood, Other, Tile
Roof:	Cedar Shake
Basement:	Crawl Space
Exterior:	Log
Foundation:	Poured Concrete, Wood
Features:	Ceiling Fan(s), Kitchen Island, Vaulted Ceiling(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R
Utilities:	-

Inclusions: Lawn Mower, Snowblower, TV and mount, Playhouse (powered), Deck Umbrella

Welcome to your own slice of lakeside paradise in this charming log-constructed home nestled on a peaceful crescent in the Summer Village of Norglenwold. Lake access is just a short walk away with the possibility of putting in a boat lift. Whether you're launching your boat, a kayak for a morning paddle, or simply enjoying the sunset views, lakefront living doesn't get much better than this. This unique two bedroom retreat features vaulted ceilings that create an airy, spacious atmosphere throughout. The heart of this home is the gourmet kitchen, complete with a gas range, granite sink, overhead range hood, and the unique charm of its own gas fireplace. A second, wood burning fireplace adds warmth and ambiance to the main living area, perfect for those crisp Alberta evenings. Both bedrooms offer comfortable accommodations with impressive vaulted ceilings, while the two full bathrooms ensure convenience for family and guests alike. The large pie-shaped corner lot provides plenty of space for outdoor activities and entertaining on the expansive deck, along with the beautifully landscaped yard and welcoming fire pit area. The deck has a NG line ready for a bbq or gas fireplace, and it is also roughed in for a hot tub in the private area adjacent to the primary suite. Upgrades include a new high efficiency furnace, hot water tank, new water lines, air conditioning, and yard irrigation system, and a fresh exterior paint job. The oversized heated double car garage and additional parking space on the side of the house provide ample space for parking guest vehicles, an RV or boat. The location strikes the perfect balance between tranquil retreat and convenient access to many amenities. Located close to the Sylvan Lake Golf & Country Club, shopping, restaurants, AquaSplash, walking paths, and of course, the beautiful Town of Sylvan Lake for endless recreational

opportunities. This home truly offers the ideal blend of rustic charm and modern comfort in one of Alberta's most sought-after lakeside communities.