11 Falcon Ridge Drive
Sylvan Lake, Alberta

MLS # A2261856

$550,000

Division:	Fox Run		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,273 sq.ft.	**Age:**	2001 (24 yrs old)
Beds:	5	**Baths:**	3
Garage:	Double Garage Attached, Driveway, RV Access/Parking		
Lot Size:	0.18 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Dog Run Fenced In, Lawn, Level		

Heating:	In Floor Roughed-In, Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Brick, Vinyl Siding	**Zoning:**	R1
Foundation:	Poured Concrete	**Utilities:**	-

Features: Bidet, Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: 4x beds, 8 nightstands, Murphy bed/desk and chair, full length mirror, kitchen table and chairs, 2x living room couch, 6 side tables, 2 chairs and coffee table, pool table, hot tub as-is, rec room couch, coffee table, tv and stand, and patio set.

Offered fully furnished with stylish Urban Barn décor, this 5-bedroom, 3-bathroom bungalow is bright, modern, and ready for quick possession. The main floor features vaulted ceilings, large windows, a cozy gas fireplace, and a gorgeous kitchen with granite countertops, island, gas stove, and pantry. Convenient main floor laundry with newer washer/dryer and sink, plus 3 bedrooms including a primary suite with walk-in closet and private ensuite. Located in a highly desired area of Fox Run and close to the school, you can even watch the kids walk to class! The fully finished lower level is perfect for entertaining with a granite wet bar, 2 beverage fridges, spacious rec room, 2 large bedrooms, and full bath. Fresh paint in the past 2 years and large windows keep it bright and welcoming. Outside enjoy a large fenced yard with RV parking, shed, dog run with garage access, and plenty of space for family living.