



**GRASSROOTS**  
REALTY GROUP

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## 5 Songbird Green Sylvan Lake, Alberta

**MLS # A2264290**



**\$749,910**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Sixty West                               |               |                  |
| <b>Type:</b>     | Residential/House                        |               |                  |
| <b>Style:</b>    | 2 Storey                                 |               |                  |
| <b>Size:</b>     | 1,872 sq.ft.                             | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | Double Garage Attached                   |               |                  |
| <b>Lot Size:</b> | 0.09 Acre                                |               |                  |
| <b>Lot Feat:</b> | Back Yard, Landscaped, Lawn, See Remarks |               |                  |

|                    |   |                   |    |
|--------------------|---|-------------------|----|
| <b>Heating:</b>    | High Efficiency, Floor Furnace, Natural Gas | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Vinyl Plank                         | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                             | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame          | <b>Zoning:</b>    | R5 |
| <b>Foundation:</b> | Poured Concrete                             | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Quartz Counters                             |                   |    |

**Inclusions:** Fridge, Stove, BI Dishwasher, BI Microwave Hood Fan, Garage Door Opener and 2 Controls, Balance of 10 Year Alberta New Home Warranty

Stunning is the best way to describe True-Line Homes Newest Sylvan Lake Show Home!!! The Interior Decorators went to town on this Executive Home! Gorgeous upgraded kitchen with Quartz Countertops, Amazing Cabinetry , Stainless Appliances, Open Floor Plan, Stunning Entry, Large Center Island , Vinyl Plank Flooring, Stunning Fireplace in Livingroom, Deck off Primary Bedroom on Second Floor, Large Rear Deck, Fully Landscaped and Fenced . Large Primary Bedroom with large walk-in closet, 4 piece ensuite with Double Sinks and a 5' Shower. Large Great Room Upstairs with Wet bar and Balcony! 22x24.5 garage with 220 and dry sump, Drywalled and Heated! , Sunstop Low E argon filled windows, Limited Lifetime Architectural Shingles, Silent Floor System, Vinyl Siding, Upgraded Insulation R60 and a 10 year New Home Warranty plus the added bonus of the 2 Year all inclusive Builders Warranty! If you love QUALITY, this is your home!