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5 Songbird Green Sylvan Lake, Alberta

MLS # A2264290



\$749,910

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

Heating:	High Efficiency, Floor Furnace, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-

Features: 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! Fully developed basement with Family room, 2 Bedrooms, 4 piece bath. Fully finished 22x24.5 garage with 220 and dry sump, Completely Finished 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!