



GRASSROOTS
REALTY GROUP

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3 Rustic Road Norglenwold, Alberta

MLS # A2266251



\$1,750,000

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

Floors: Carpet, Ceramic Tile, Linoleum, Parquet

Roof: Asphalt Shingle

Basement: Full

Exterior: Brick

Foundation: Poured Concrete

Features: Ceiling Fan(s), Double Vanity, No Animal Home, No Smoking Home, Storage, Sump Pump(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R

Utilities: -

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

Experience the ultimate in lakefront living at Sylvan Lake's prestigious Summer Village of Norglenwold. This remarkable 4,436 sq. ft. two-storey home blends timeless elegance with modern comfort, offering breathtaking views, a private beach area, and your own boat dock—a true lakefront dream come true. Built with a full brick exterior and designed for entertaining, this home welcomes you with a spacious sunken living room, a grand dining area with soaring ceilings, and garden doors leading to a large rear deck overlooking the water. The bright European-style kitchen features white cabinetry, ample storage, and an eat-in dining space perfect for family gatherings. The main level also includes two spacious bedrooms, a 4-piece main bath, a 3-piece ensuite, convenient main-floor laundry, and a warm, inviting entryway. Upstairs, dual wide staircases lead to a stunning family retreat complete with a large family room and dance floor, library/studio, wet bar with fridge, and two additional bedrooms. A unique heated bonus room above the garage provides flexibility for guests, hobbies, or a private office. The fully finished basement offers even more living space with a massive recreation/games room, wine room, office, 3-piece bath, and multiple finished storage areas. Outdoors, this property is built for relaxation and recreation. The landscaped yard features underground sprinklers, three storage sheds, and plenty of parking, including RV space and a dedicated dump station for your fifth wheel or trailer. Enjoy peaceful days by the lake, launch your boat from your private dock, or unwind in your secluded beach area where you can get away from the crowds of the beach. The 24' x 30' heated garage includes a floor drain, while the decorative concrete driveway provides ample space for vehicles and visitors. This home is a rare opportunity to own a true waterfront

property in one of Central Alberta’s most desirable communities. Whether you’re seeking a full-time residence or a luxurious retreat, this lakefront haven delivers an unparalleled lifestyle on the shores of Sylvan Lake.