11 Falcon Ridge Drive
Sylvan Lake, Alberta

MLS # A2268373

$540,000

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:	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: Fridge, Gas Stove, Dishwasher, Microwave hood fan, Washer, Dryer, 2x Bar beverage fridge, Washer, Dryer, Murphy Bed and desk (upper bedroom), Water Softener, Reverse Osmosis, Window coverings, Curtain rods, Garage opener

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. **New A/C unit, Northside shingles just replaced and South side done within past few years.