



**GRASSROOTS**  
REALTY GROUP

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**7 Filbert Close  
Sylvan Lake, Alberta**

**MLS # A2269771**



**\$749,900**

<b>Division:</b>	Fox Run		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,376 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated C		
<b>Lot Size:</b>	0.21 Acre		
<b>Lot Feat:</b>	Back Lane, Cul-De-Sac, Landscaped, Low Maintenance Landscape, Many Tr		

**Heating:** In Floor, Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Brick, Stucco, Wood Siding

**Foundation:** Poured Concrete

**Features:** Built-in Features, Central Vacuum, Chandelier, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Inclusions:** All stereo equipment and TV in basement, all attached shelving and cabinets in garages

Immaculately maintained bungalow offering just under 2,800 sq. ft. of living space on a massive, beautifully landscaped lot on a quiet Sylvan Lake street. The main level is bright and airy with soaring vaulted ceilings and expansive windows, flowing through generous living and dining spaces. Your private primary retreat features a cozy two-way fireplace, double sinks, an oversized jetted tub, and direct access to the rear deck—ideal for morning coffee. Everyday convenience continues with main-floor laundry and smart storage. The lower level is designed for relaxing and entertaining with feature ceilings, a dedicated media area (built-in TV & speakers), a second gas fireplace, and large bedrooms for family or guests. Comfort upgrades include in-floor heat in the basement and the attached garage, central A/C, a cold room, plus a full-home water filtration system and water softener. Outdoor living shines with a three-tier deck anchored by a fire pit and framed by mature landscaping—room to gather, grill, and play. Parking and hobbies are covered: an oversized heated front-attached garage and a heated rear detached garage—space for trucks, boats, bikes, and a workshop. All this on a quiet street, just minutes to the lake for four-season fun—boating and beach days in summer, skating and ice fishing in winter. come take a look at this beauty today!