



**GRASSROOTS**  
REALTY GROUP

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**17 Hummingbird Lane**  
**Half Moon Bay, Alberta**

**MLS # A2270999**



**\$699,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,054 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Attached, Garage Door Opener, Garage Faces Front, Gravel		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Lake, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Open Floorplan, Vinyl Windows		

**Inclusions:** Outside shower bench, entrance coat rack, shed, shelves in crawl space, 2 T.V. wall mounts, floating shelves.

Here's a chance to own your own piece of paradise! The Summer Village of Half Moon Bay is a fabulous community offering a PRIVATE GATED BEACH only a 2 minute walk away from your front door!! Put your boat in the clear spring fed water of Sylvan Lake and enjoy all the lake has to offer plus the PRIVATE SANDY BEACH offers family fun all summer with a volley ball net, covered deck with fridge, BBQ, picnic tables, folding chairs and a storage shed for paddle boards! There is a community dock (annual fee to use and maintain) plus this family and pet friendly community has a nearby private pickleball court and basketball court! This year round home was built in 2005 and sits on a large, beautifully landscaped yard with a lovely covered rear deck with composite deck boards, outside shower to take care of the beach sand and stunning timber framed fire pit area on a paver stone patio!! The large rear entrance will welcome it's new owners with access to a full 3pce bath, laundry with sink, a ground level bedroom plus double attached garage. Upstairs is where you'll find an open concept main level with a nicely connected kitchen/dining/living area, 2 bedrooms, and a four piece bath. A high capacity well produces plenty of water, and a 1200 gallon septic tank is positioned near the front of the house for easy pump out access, and a 5' crawl space with plenty of custom shelving for storage! There are many nearby trails to enjoy walking or biking and the Town of Sylvan Lake is a short drive away. A lifetime of memories awaits at Half Moon Bay!