



GRASSROOTS
REALTY GROUP

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44 Concord Rise Sylvan Lake, Alberta

MLS # A2275037



\$409,900

Division:	Crestview		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,439 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R5A
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garbage
Features:	Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: N/A

Don't miss out on Falcon Homes newest project. This brand new semidetached home offers a spacious design in this desired family friendly community. Just minutes to the water and endless recreational opportunities. Here you can enjoy community parks, playgrounds, dry pond and open spaces with pathways throughout. Large foyer greets you as you enter with 2 piece bath adjacent to garage entry. Open concept kitchen/dining with white cabinetry and quartz countertops. Dining area with direct access to your south facing deck. Living room is kept bright and cheery with large windows allowing lots of natural light. Easy to care for vinyl plank flooring throughout main floor. Upstairs features 3 bedrooms, including a large master with 3 piece ensuite and walk in closet. Convenient upper floor laundry. A 4 piece bath completes this floor. Partially landscaped with front yard sod only, back yard not landscaped.