



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**27 Falcon Crescent  
Sylvan Lake, Alberta**

**MLS # A2286694**



**\$599,900**

<b>Division:</b>	Fox Run		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,336 sq.ft.	<b>Age:</b>	2001 (25 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Alley Access, Double Garage Attached, Driveway, Heated Garage, Insulated,		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Tree		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected

**Features:** Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Kitchen Island, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, GARAGE DOOR OPENER AND CONTROL, CENTRAL VACUUM ATTACHMENTS, WINDOW COVERINGS, Wall unit in living room included, All furniture included, hot tub

BACKS ONTO TREED RESERVE & WALKING TRAIL ~ FULLY FINISHED 5 BEDROOM, 3 BATHROOM BUNGALOW W/OVER 1330 SQ. FT. ABOVE GRADE ~ HEATED DOUBLE ATTACHED GARAGE + GATED RV PARKING ~ Landscaped front yard offers eye catching curb appeal and welcomes you to this well cared for, move in ready home ~ The bright foyer features tile flooring and opens to the living room featuring vaulted ceilings, large south facing windows and a cozy gas fireplace ~ The kitchen offers an abundance of cabinets, ample counter space, full tile backsplash, window above the sink overlooking the deck and backyard, walk in pantry, and an island with an eating bar ~ Host large gatherings with ease in the oversized dining room with a built in desk, board and batten wall detail and garden door access to the partially covered deck, hot tub and backyard ~ The primary bedroom can easily accommodate a king size bed, has a walk-in closet, and a 3 piece ensuite with a walk in shower ~ 2 additional bedrooms located across from the 4 piece main bathroom ~ Conveniently located main level laundry room with built in cabinets ~ The fully finished basement has operational in-floor heat with luxury vinyl plank flooring, and tons of storage space throughout ~ Huge L-shaped family room with recessed lighting offers tons of space for a media area, home gym and games tables and has a gas line for a future fireplace ~ 2 basement bedrooms are both a generous size, one with dual closets ~ 3 piece bathroom with an L-shaped vanity and walk in tile shower ~ Central vacuum with attachments ~ HEATED 24' x 24' double attached garage with high ceilings is insulated, finished with painted drywall, has a window and a man door to the front yard ~ The private backyard has no neighbours behind, is landscaped with mature trees and shrubs (including

raspberry), has a garden shed, fenced in dog run with a dog house, hot tub on a concrete pad w/privacy wall, is fully fenced with gated RV parking, has back alley access and backs onto a walking trail and treed reserve ~ Excellent location; just steps to multiple schools, parks and playgrounds and easy access the beach/Lakeshore Drive and downtown ~ Pride of ownership is evident in this well cared for home!