



**44 Concord Rise  
Sylvan Lake, Alberta**

**MLS # A2289261**



**\$409,900**

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

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Vinyl Plank	<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>	R5A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected, Garbage
<b>Features:</b>	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.