



**29 Fern Glade Crescent
Sylvan Lake, Alberta**

MLS # A2294576



\$555,000

Division:	Fox Run		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,304 sq.ft.	Age:	1999 (27 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped, No Neig		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge, Stove, Dishwasher, Microwave, Window Coverings, Garage Door Opener & Controller(s), Washer, Dryer

Welcome to this beautifully updated family home in a prime location backing onto a serene green space—perfect for growing families who value both comfort and lifestyle. Step inside to a bright, spacious living room featuring soaring vaulted ceilings, gas fireplace and stunning luxury vinyl plank flooring that flows seamlessly throughout the main level. The heart of the home is the fully renovated kitchen, complete with stainless steel appliances, butcher block countertops, a large island, corner pantry and a dedicated coffee bar—ideal for everyday living and entertaining alike. Enjoy natural light pouring in through oversized windows that overlook your newly built three-tier deck with pergola. This outdoor space is truly special—relax while the kids play soccer in the summer or enjoy the community-maintained skating rink in the winter, all just steps from your backyard. The main floor is thoughtfully designed for families, offering three generous bedrooms, convenient laundry, and a spacious primary retreat featuring a massive walk-in closet and private ensuite. Downstairs, you’ll find even more space with two additional bedrooms, a large den (easily converted into a sixth bedroom), a full 3-piece bath, and a huge family/games room with durable laminate flooring. The walkout basement provides direct access to the yard—perfect for active kids and seamless indoor-outdoor living. Additional highlights include a functional garage with impressive mezzanine storage and numerous recent upgrades: fresh paint, flooring, blinds, lighting, updated bathrooms, renovated kitchen with new island, sump pump, water heater, water softener, shower doors, and a new deck with pergola and fencing. Located in the highly sought-after Fox Run community, just steps from schools and tucked away at the end of a quiet street, this home offers both

privacy and convenience.