



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

MLS # A2294819



\$549,900

Division:	Fox Run		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,140 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.16 Acre		
Lot Feat:	Landscaped		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Open Floorplan, Pantry		

Inclusions: Refrigerator, Stove, Dishwasher, Washer, Dryer, Microwave, Window Coverings, Garage Control(s)

Fully finished bungalow in the sought-after community of Fox Run, offering exceptional curb appeal with custom landscaping, aggregate concrete, and recently replaced shingles. A spacious entryway welcomes you into the home, leading to a bright living room featuring oversized windows and a natural gas fireplace. The kitchen offers ample cabinet and counter space with undermount lighting, stainless steel appliances, and quartz countertops, seamlessly connecting to the dining area. The main floor also includes a spacious primary bedroom with an oversized closet and a 3-piece ensuite, a second bedroom, a 4-piece main bathroom, and convenient main floor laundry. This no carpet home has beautiful newer (2023) neutral colour laminate flooring continuously throughout. The fully developed walk out basement has tall ceilings, heated floors, laminate flooring, a water softener, and two hot water tanks, along with a large family room and third bedroom with a separate entrance to the backyard. The 3-piece bath has a custom walk-in tiled shower. Additional features include central vacuum and operational in-floor heating in both the basement and the heated double attached garage, which also offers central vac access and hot/cold water taps. Outside, the large backyard is fully fenced, landscaped and designed for both relaxation and functionality, including a 14x40 aggregate RV parking pad, storage shed, and garden boxes. Enjoy the stunning sunsets from the oversized partially covered deck which features gas BBQ hookup. Ideally located near walking trails, schools, shopping, and Gulls Stadium, this home offers a perfect blend of comfort, quality, and convenience.