



**15 Iron Gate Boulevard  
Sylvan Lake, Alberta**

**MLS # A2299678**



**\$395,000**

<b>Division:</b>	Iron Gate		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,267 sq.ft.	<b>Age:</b>	2019 (7 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Off Street, Parking Pad		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<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>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters		

**Inclusions:** n/a

This beautiful Falcon Homes townhouse in Iron Gate is move in ready, offering a functional layout and quality finishes throughout. With 4 bedrooms and 4 bathrooms, there's room for the whole family! The main floor is open with neutral inviting colors throughout, featuring stainless steel appliances (new range!) and a central island in the kitchen, convenient 2pc bathroom, and access to the back deck from the dining room. Upstairs, three bedrooms are finished with carpet, and the primary bedroom includes a 3pc ensuite. Another 4pc main bath serves the remaining bedrooms. The basement is fully finished, adding a fourth bedroom, 4pc bathroom and large rec space. Out back, the yard is fully fenced and landscaped, with an east facing deck and a rear parking pad to fit 2 vehicles! Located so close to shopping, restaurants, walking trails, and highway access, with everyday amenities nearby.