



**25 Willow Springs Crescent
Sylvan Lake, Alberta**

MLS # A2302930



\$565,900

Division:	Willow Springs		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,725 sq.ft.	Age:	1995 (31 yrs old)
Beds:	4	Baths:	3
Garage:	Concrete Driveway, Garage Door Opener, Garage Faces Side, Heated Garage		
Lot Size:	0.16 Acre		
Lot Feat:	Backs on to Park/Green Space, Creek/River/Stream/Pond, Landscaped, No N		

Heating:	Baseboard, Boiler, High Efficiency, In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, High Ceilings, No Animal Home, No Smoking Home, Walk-In Closet(s), Wet Bar		

Inclusions: Extra fridge in basement, shelving units, desk and non functioning Hot Tub.

TRIPLE GARAGE on Large Bungalow (1725 sf per floor) backing onto quiet GREEN SPACE with trilling daily wildlife viewings. Location is one of the best in Sylvan Lake with walking and bicycle access to the Lake, Restaurants, Golf Course etc. without being in the busy tourist district. Lots of room with 4 bedrooms plus office/den, huge family room and beautiful views in all directions. Unique driveway leading to the TRIPLE CAR GARAGE will accommodate many vehicles. Newer shingles, furnace, hot water heater and boiler (for basement and garage floor heat). Hardwood flooring is in excellent condition. Other flooring and light fixture updates will make this house your home.