



**74 Fulmar Close  
Sylvan Lake, Alberta**

**MLS # A2304736**



**\$529,900**

<b>Division:</b>	Fox Run		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,574 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Front Yard, Landscaped, Lawn, Level, Rectangular Lot, Undergro		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Laminate Counters, Vaulted Ceiling(s)		

**Inclusions:** Stove, Fridge, dishwasher, Micro hood fan, shed, washer, dryer, ceiling fans, garage door opener, controller

Fantastic walk-out modified bi-level on a quiet close in Fox Run, just steps from schools and walking trails, thoughtfully designed with generous space and flexibility to suit your lifestyle. This great family home offers room to grow with an open floor plan highlighted by a central family room that creates the perfect gathering space for both everyday living and entertaining, along with a functional kitchen featuring a pantry, eating bar, and plenty of quality cabinetry, plus a beautiful deck just off the kitchen ideal for BBQ'ing or relaxing on warm summer evenings. A bright and sunny front office provides an excellent work-from-home option or study space, while two bedrooms complete the main level. The private primary retreat is set on its own level and includes an ensuite and walk-in closet for added comfort and privacy. The fully developed lower level offers a massive family room with great amenities including a wet bar and cozy fireplace, perfect for entertaining or movie nights, along with two additional bedrooms and convenient walk-out access to the large, fenced yard complete with a fire pit, underground sprinklers, and attractive landscaping for enjoyable outdoor living. This bright and sunny home is move-in ready and ready to welcome you.