



**3 Rustic Road  
Norglenwold, Alberta**

**MLS # A2105480**



**\$2,150,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	4,436 sq.ft.	<b>Age:</b>	1980 (44 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	5
<b>Garage:</b>	Additional Parking, Double Garage Detached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	0.33 Acre		
<b>Lot Feat:</b>	Beach, Lake, Irregular Lot, Landscaped, Underground Sprinklers, Private, Water		

<b>Heating:</b>	Boiler, In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum, Parquet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Double Vanity, No Animal Home, No Smoking Home, Storage, Sump Pump(s)		

**Inclusions:** Second fridge, hot tub and access, pool table, shuffle board, boat launch and rack, pier, 3 sheds-10x15vinyl, 10x27 & 7x27 tarped

Don't let this one pass you by. There's a new price on this lakefront property is located at Sylvan Lake in the Summer Village of Norglenwold. The 4436 sq ft two storey house has a complete brick exterior as well as the garage. The house boasts a large sunken living room and dining room with high ceilings and a garden door to a huge rear deck looking onto the lake. The large eat-in kitchen has white European cabinets ceramic tiles. The main floor also features two large bedrooms, a 4 pce main bath, a 3 pce ensuite, a large entry, and main flr laundry. There are two wide staircases leading to the upper level that feature a large family room with dance floor, a library/studio, two large bedrooms with nooks, a 3 pce bathroom, wet bar with fridge, and a very large bedroom over the garage that is undrflr heated. The basement is finished with a huge rec/games room, a wine room, office, 3 pce bath, and several finished storage rooms. The 24'X30' garage is undrflr heated with a floor drain. There is a long decorative concrete driveway, a ton of parking and RV parking, and 3 large storage sheds. The water supply is from a 100' well. The septic tank is a pump out that goes directly into the town of Sylvan Lake system. A new replacement pump stays in case of future need. The yard is nicely landscaped with underground sprinklers.