



GRASSROOTS
REALTY GROUP

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

MLS # A2123571

\$439,900



Division:	Iron Gate		
Type:	Residential/Duplex		
Style:	2 Storey, Side by Side		
Size:	1,436 sq.ft.	Age:	2021 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Garage Faces Front, Garage Faces Rear, Single Garage		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Lawn, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-5A
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s)		

Inclusions: N/A

BEAUTIFUL EXECUTIVE HOME! ~ Built in 2021 with TWO GARAGES / FRONT ATTACHED AND BACK DETACHED! Numerous upgrades, including QUARTZ countertops ~ upgraded soft close cabinets ~ a HUGE 11-foot ISLAND WITH EATING BAR LARGE DINING AREA ~ Upper-level laundry ~ a spacious master bedroom with a 3-piece ensuite, walk-in closet plus 2 extra bedrooms and a 4-piece bathroom ~ ON DEMAND HOT WATER, BUILT IN HRV CLEAN AIR SYSTEM FOR A HEALTHIER HOME ~ HIGH EFFICIENCY FURNACE WITH BUILT IN HUMIDIFIER, WATER SOFTENER AND MORE! Enjoy the beautiful WEST FACING BACKYARD for sun lovers, complete with an extended concrete pad, lovely landscaping, a new fence, and a SECOND BACK DETACHED GARAGE! ~ SUPREME LOCATION! Reminder for 10-YEAR NEW HOME WARRANTY. DISCOVER SYLVAN LAKE: THE HIGHLY SOUGHT-AFTER JEWEL OF CENTRAL ALBERTA! With over 20,000 residents, Sylvan Lake caters to all ages with numerous schools, recreational facilities, and community programs ~ Enjoy various activities such as golfing, boating, fishing, and paddleboarding, a leisurely stroll along the waterfront boardwalk or the town's many other walking paths ~ As the season changes Sylvan Lake transforms into a beautiful winter wonderland, offering ice skating, ice fishing, quadding, and much more!