



**13 Songbird Green
Sylvan Lake, Alberta**

MLS # A2131169



\$890,000

Division:	Sixty West		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,513 sq.ft.	Age:	2024 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Front Drive		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Creek/River/Stream/P		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Storage		
Inclusions:	N/A		

Visit REALTOR® website for additional information. Tehama Custom Homes ~ Built to perfection! Situated in sought after Sixty West in Sylvan Lake. This new 2 story custom home with double attached garage is move in ready. Absolutely stunning with large windows, high ceilings & an open floor plan gives a spacious feel. The main living area has a featured floor to ceiling stone surround with gas fireplace & wood mantel to add warmth to the room. A modern kitchen with high end stainless appliances, including a built-in oven/microwave & countertop gas range. 1 bed & 4 pc bath on the main, along with a laundry for convenience. The 2nd floor has a luxurious master suite complete with a 5-piece bath & walk-in closet. There is plenty of room for entertainment downstairs with the large rec room plus 2 beds & another 4 pc bath. Sit on the large deck & be surrounded by stunning views all around.