



GRASSROOTS
REALTY GROUP

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**32 Fern Glade Crescent
Sylvan Lake, Alberta**

MLS # A2145054



\$550,000

Division:	Fox Run		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,312 sq.ft.	Age:	2000 (24 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached, Off Street, Single Garage Detached		
Lot Size:	0.19 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cul-De-Sac, Lawn, Interior Lot		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: n/a

This Sylvan Lake home has so much space to offer with 5 bedrooms and 3 bathrooms. There is an oversized attached garage as well as an oversized detached garage. The open concept main floor has a fireplace shared by the dining area and living room, and dining area has a door that opens up to the deck outside. The master has a walk in closet as well as an ensuite bathroom. 2 more bedrooms finish off the main floor. The basement has 2 more bedrooms, a bathroom, laundry room, and a large rec room/family room area. There are also heated floors in the basement as well as the attached front garage. There is so much space in this basement, with the entrance from the garage directly to the laundry room, there is potential to make this into a 2 bed 1 bath suite!! The backyard is expansive and has an extra garage that is insulated and has heated floors roughed in. The shingles on the house were done in November. This is such a great family home on a great lot.