



GRASSROOTS
REALTY GROUP

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

MLS # A2208679



\$515,500

Division:	Fox Run		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,231 sq.ft.	Age:	2000 (25 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Rectangular Lot		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Pantry, Recessed Lighting, Walk-In Closet(s)		

Inclusions: fridge, stove, microwave hood fan, dishwasher, AC unit, washer, dryer, shed, all window coverings, tv mount in basement bedroom, garage door openers & remote(s)

Stunning 5-Bedroom, 3-Bathroom Bi-level attached oversized double garage with numerous additional features. Air conditioning, in-floor heat(basement, foyer, kitchen), an ensuite, 2 walk-in closets, pantry in the kitchen, gas fireplace in the living room, full length 3 tiered deck which is partially covered, brick fire pit area, large yard, RV parking plus a heated garage with plenty of storage room(overhead as well). Entering the home you will find a spacious tiled entryway, engineered hardwood floors throughout the main floor, a well designed kitchen with stainless steel appliances and a pantry. The dining room has a unique nook and patio doors leading out to the covered portion of the deck. The 3 bedrooms up plus 2 baths(ensuite in master) are ideal for a young or growing family. The master also has a walk-in closet and door leading outside to the deck. Downstairs has an additional 2 bedrooms(1 with a walk-in closet) and fully tiled shower. The original builders added many alcoves and niches to make this home a little more unique. Don't forget there is a extra large yard, with a fire pit patio, partially covered 3 tier deck, RV parking(great space for another garage or garden), completely fenced, a shed and a removable dog run for a small to medium sized dog. Located on a quiet crescent, close to Fox Run and Mother Teresa Schools nearby, parks & playgrounds, plus quick access to downtown and all of Sylvan Lake's amenities.