



GRASSROOTS

REALTY GROUP

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**7 Songbird Green
Sylvan Lake, Alberta**

MLS # A2288342



\$1,290,000

| | | | |
|------------------|--------------------------------------|---------------|------------------|
| Division: | Sixty West | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,269 sq.ft. | Age: | 2024 (2 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Parking Pad, Single Garage Attached | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Yard, Low Maintenance Landscape | | |

| | | | |
|--------------------|---|-------------------|----|
| Heating: | In Floor, Electric, Fireplace(s), Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Composite Siding, See Remarks | Zoning: | R5 |
| Foundation: | ICF Block | Utilities: | - |
| Features: | Granite Counters, No Animal Home, No Smoking Home, Open Floorplan | | |

Inclusions: N/A

Welcome to The Hawktail, an EnergyStar® certified home designed for comfortable main floor living while offering flexibility for families and guests. Presented in show home condition and fully finished, this property is move-in ready with show home furniture negotiable, creating a seamless turnkey opportunity. Built for superior durability and efficiency, the home features an ICF foundation and graphite-infused ICE Panels above grade, delivering exceptional insulation, structural strength, and energy performance. The result is an airtight, quiet, and consistently comfortable home in every season. The thoughtfully designed main floor includes a spacious primary bedroom with convenient laundry just steps away. The ensuite is built for comfort and accessibility, complete with in-floor heating and a curbless shower. Bright open-concept living areas feature large windows and high ceilings, creating an inviting space ideal for everyday living and entertaining. The fully developed basement offers three additional bedrooms, a full bathroom, a flex room, and mechanical area, providing outstanding versatility for family living, guests, hobbies, or a home office. Additional efficiency upgrades include a heat pump laundry pair, heat pump hot water tank, and electric vehicle readiness to help reduce utility costs. The attached garage is equally impressive, featuring heated epoxy flooring, a built-in mudroom space, and no stairs for easy access into the home. Located on a quiet street with ample parking in the desirable Sixty West community of Sylvan Lake, the home faces north toward a walking trail with no future homes planned across the street. The rear of the property overlooks a community gazebo and water feature, offering a peaceful setting. Residents enjoy more than four kilometers of interconnected walking trails, nearby parks, and convenient amenities.

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