



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

MLS # A2315100



\$630,000

Division:	Fox Run		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,100 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Parking Pad, RV Access/Parking, Triple Garage De		
Lot Size:	0.22 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Ya		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Vinyl Plank	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Crown Molding, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: hot tub will be included and is sold as is- owner holds no responsibility after sale fountain will be included and owner holds no responsibility after sale

If garage space, functionality, and room for all the toys are high on your list, this property delivers in a big way. Situated on a massive 9,752 sq ft lot with rear alley access, this fully developed 4-bedroom, 3-bathroom home offers exceptional space, thoughtful upgrades, and one incredible detached 3-car garage (28x30ft) that truly sets this property apart. Built for the hobbyist, mechanic, craftsman, collector, or anyone who simply appreciates premium shop space, the detached garage is loaded with features including in-floor heat, its own separate electrical panel, attic storage, solar panels on the roof, and ample room for vehicles, tools, equipment, and projects. There is also dedicated trailer parking with easy rear alley access — a rare and highly sought-after feature. The 2 car attached garage has in floor epoxied floors, storage and a roll down screen that you can use when the garage door is open. The kitchen and dining area offer plenty of workspace and storage with two pantries, newer appliances, and beautiful plantation shutters that add warmth and character throughout the main level. Patio doors lead to a large screened-in deck overlooking the beautifully landscaped and private fenced backyard with no neighbours behind, creating the perfect place to relax or entertain. The main floor also features convenient laundry, while the fully developed lower level offers a spacious family room complete with a cozy gas fireplace and impressive floor-to-ceiling windows that fill the space with natural light. Additional upgrades include a durable metal roof and custom metal security blinds designed to improve window insulation value while also providing added peace of mind for those who travel or spend extended time away from home, a/c and reverse osmosis. This property offers an incredible combination of home, yard, shop space, storage,

parking, efficiency, and privacy — all on a large mature lot. Opportunities like this rarely come available and must truly be experienced in person to appreciate everything this property has to offer.