



**GRASSROOTS**

REALTY GROUP

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**45 Firdale Court  
Sylvan Lake, Alberta**

**MLS # A2325132**



**\$629,000**

<b>Division:</b>	Fox Run		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,735 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, No Neighbours		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Crown Molding, High Ceilings, Quartz Counters, Vaulted Ceiling(s)		

**Inclusions:** NA

Welcome to this STUNNING TWO-STORY, showcasing a timeless stucco exterior accented by stonework and meticulous landscaping for exceptional curb appeal. A covered two story entrance welcomes you inside, where breathtaking vaulted ceilings set the tone for a exceptional first impression. The spacious living room is filled with natural light from the oversized windows. Elegant updates include a gorgeous gas fireplace that serves as a warm and invited focal point. The beautifully updated kitchen features rich wood cabinetry, an undermount sink, NEW stainless steel appliances, and exquisite quartz countertops with a dramatic waterfall edge. The generous dining room provides the perfect setting for family gatherings. Garden doors lead directly to the expansive rear deck, creating a seamless transition between indoor and outdoor living. You will enjoy the warmth of the west-facing sunshine in the afternoon. Sip a glass of wine while taking in those famous Sylvan Lake sunsets, no neighbors behind to obstruct your view. The fully fenced backyard offers a space for the kids and pets to safely play. With back alley access, the parking area provides a spot for your RV or boat. The home office is complimented with gorgeous bay windows and could also be utilized as a bedroom for guests. The mudroom is adjacent the garage and boasts beautiful built-ins for every day life, as well as the convenience of laundry. The upper level offers a private retreat designed for family living. The spacious primary provides a peaceful escape at the end of the day. The beautifully updated 3-piece ensuite features a stunning tiled shower, and a one-of-a-kind vanity, showcasing striking custom craftsmanship. Two additional bedrooms and a 4-piece bathroom provide comfortable accommodations for the rest of the family. This upper level delivers both comfort and functionality in a

warm and inviting setting. The fully developed lower level offers exceptional additional living space, perfect for growing families and entertaining alike. A spacious family room and adjoining recreation area provide plenty of room for movie nights, games, hobbies, or simply relaxing. Underfloor heating gives you that cozy comfort. A generously sized bedroom and 4-piece bathroom make this an ideal space for an older child seeking extra privacy, overnight guests, or extended family. The basement adds valuable versatility to this beautiful home. Some upgrades include: a water softener, reverse osmosis system, water on demand, surround sound system, and central vac. NEW STUCCO with a 30 year warranty and professionally painted throughout. Ideally located in the family friendly neighborhood of Fox Run, conveniently close to schools, various parks and walking trails, and with easy access to highway 11. Take your tour today!