



GRASSROOTS

REALTY GROUP

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**49 Willow Springs Crescent
Sylvan Lake, Alberta**

MLS # A2325146

\$724,900



Division:	Willow Springs		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,197 sq.ft.	Age:	1995 (31 yrs old)
Beds:	5	Baths:	2 full / 2 half
Garage:	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Heater		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, No Back		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Quartz Counters		

Inclusions: Blinds

Tucked onto a quiet crescent and backing the golf course, this beautifully maintained two-storey delivers 3,268 sq ft of finished living space — but it's the setting that truly sets it apart. The 10,172 sq ft lot is among the largest in the area, meticulously landscaped from front to back with sweeping manicured lawns, mature trees, curved stone-edged beds, decorative rock work, and a private paver firepit area made for Sylvan Lake summers. A newly built lower deck extends the outdoor living and entertaining space, framed by greenery and backing onto the golf course for a sense of privacy and openness that's rare in town. Inside, pride of ownership shows throughout — quartz counters, stainless appliances, and hardwood and tile flooring. The main floor offers multiple living and dining options along with views of the backyard, where your family will enjoy watching the wildlife pass by for years to come. Upstairs, four bedrooms and a smart layout include a generous primary with a five-piece ensuite, while the finished lower level adds a fifth bedroom and a comfortable living area — plenty of room for a larger family to spread out. Recent improvements bring lasting peace of mind: water softener system, furnace (2020), AO Smith hot water tank, air conditioning, shingles (2012), and updated eavestroughs with gutter guards. The heated double attached garage and side-yard RV parking are complemented by a detached "Man Cave" with power and its own sub-panel — ideal for the hobbyist. From the immaculate grounds to the move-in-ready interior, 49 Willow Springs is a property that simply has to be seen to be appreciated.