



GRASSROOTS
REALTY GROUP

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5 Songbird Green Sylvan Lake, Alberta

MLS # A2329222



\$749,910

Division:	Sixty West		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,872 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, See Remarks		

Heating:	High Efficiency, Floor Furnace, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters		

Inclusions: Fridge, Stove, BI Dishwasher, BI microwave hood Fan, Garage Door Opener, 2Controls, Window Coverings, Balance of 10 Year Alberta New Home Warranty

Stunning is the best way to describe True-Line Homes Newest Sylvan Lake Show Home!!! Gorgeous upgraded kitchen with Quartz Countertops, Amazing Cabinetry , Stainless Appliances, Open Floor Plan, Stunning Entry, Large Center Island , Vinyl Plank Flooring, Stunning Fireplace in Livingroom, Deck off Primary Bedroom on Second Floor, Large Rear Deck, Fully Landscaped and Fenced . Large Primary Bedroom with large walk-in closet, 4 piece ensuite with Double Sinks and a 5' Shower. Large Great Room Upstairs with Wet bar and Balcony! 22x24.5 garage with 220 and dry sump, Drywalled and Heated! , Sunstop Low E argon filled windows, Limited Lifetime Architectural Shingles, Silent Floor System, Vinyl Siding, Upgraded Insulation R60 and Balance of 10 year New Home Warranty plus the added bonus of the 2 Year all inclusive Builders Warranty! If you love QUALITY, this is your home!