



GRASSROOTS
REALTY GROUP

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**31 Fawn Meadows Crescent
Delburne, Alberta**

MLS # A2341512



\$549,000

Division:	Fawn Meadows		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,489 sq.ft.	Age:	2009 (17 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Corner Lot, Irregular Lot, Landscaped, No Neighbours Behind, On Golf Course		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Ceiling Fan(s), Kitchen Island, No Smoking Home, Pantry, Quartz Counters

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: Window Coverings

Welcome to 31 Fawn Meadows Crescent, a beautifully maintained 5 bedroom walkout home backing onto Hole #1 of the Fawn Meadows Golf Course. With an impressive backyard, spacious open-concept living and thoughtful upgrades throughout, this property offers a fantastic combination of comfort, space and location. The main floor features a bright, open design that brings the kitchen, dining and living areas together. The spacious kitchen offers an abundance of rich cabinetry, stainless steel appliances, generous counter space and a large peninsula with seating. The adjoining living room features a cozy fireplace and large windows overlooking the backyard, while the dining area provides direct access to the composite deck - a great spot to relax and enjoy the surroundings. The primary bedroom is a comfortable retreat with its own ensuite featuring a soaker tub and separate shower. Additional bedrooms, bathroom space and convenient main-floor laundry complete the functional layout. Downstairs, the walkout level provides plenty of additional living space with large windows and direct access to the backyard, making it ideal for family living, entertaining, hobbies or a home office. Outside is where this property really stands out. The beautifully landscaped, fully fenced backyard offers an incredible amount of space with mature plantings, garden beds and a storage shed. Step directly out from the lower level or enjoy the elevated views from the composite deck above. Backing onto the golf course adds to the open feel and setting of this impressive property. Additional features include a heated garage, new commercial hot water tank and water softener. Recent upgrades a garage heater, in-floor heating installed, composite decking, interior painting, and blinds. A well-cared-for home with a walkout design, beautiful yard and a location right off Hole #1 at Fawn

Meadows Golf Course. This is one you'll want to see.