



GRASSROOTS
REALTY GROUP

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**32 Iron Gate Boulevard
Sylvan Lake, Alberta**

MLS # A2350344

\$439,900

Division:	Iron Gate		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,385 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R5A
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, Quartz Counters		

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Window Coverings, Central Air Conditioner, Garage Door Opener(s), Water Softener

This beautifully finished Falcon-built half-duplex in Iron Gate offers a well-planned layout with quality finishes throughout, a single attached garage and no condo fees. The main floor features 9' ceilings and an open-concept design with luxury vinyl plank flooring, quartz countertops and an electric fireplace with a pre-wired media wall. The kitchen provides plenty of room to work and entertain, with a large island, stainless steel appliances and stylish cabinetry. Upstairs, you'll find three bedrooms, convenient laundry and two full bathrooms. The primary bedroom includes a walk-in closet and private ensuite with in-floor heat, a tiled shower, glass enclosure and full shower system. The bathrooms are finished with tile extending to the ceiling. The fully developed basement adds a fourth bedroom with a built-in closet, a 4-piece bathroom, family room and dedicated storage area, providing comfortable additional living space. Other features include central air conditioning, an on-demand tankless hot water system and water softener. The attached garage provides convenient parking and additional functionality. Outside, the fully fenced yard offers a great space to enjoy the outdoors. The location is convenient to shopping, restaurants and everyday amenities, with easy access to the highway for commuting. With thoughtful upgrades, four bedrooms and finished space on every level, this home offers comfortable, low-maintenance living in Iron Gate.