



GRASSROOTS
REALTY GROUP

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

MLS # A2352024

\$549,900

Division:	Willow Springs		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,604 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Heated Garage, Oversized, See Remarks, Workshop		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, No Neig		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected
Features:	Central Vacuum, Chandelier, Closet Organizers, Kitchen Island, No Smoking Home, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, GARAGE DOOR OPENER, A/C, WINDOW COVERINGS, POOL TABLE

FULLY DEVELOPED 4 BEDROOM, 3 BATHROOM HOME ~ HEATED OVERSIZED DOUBLE ATTACHED GARAGE ~ WEST FACING BACKYARD WITH NO NEIGHBOURS BEHIND ~ CENTRAL AIR CONDITIONING ~ Mature front landscaping and a stucco exterior create inviting curb appeal ~ The covered front entry leads to a bright and welcoming foyer with a large closet with mirrored doors ~ The living room features a large east facing bay window that overlooks the front yard and fills the space with natural light ~ The kitchen offers a functional layout with an abundance of light stained cabinets with crown moulding and large storage drawers, ample counter space, full tile backsplash, an island with an eating bar and a walk-in corner pantry ~ The kitchen opens to the dining room with French door access to the partially covered wrap around deck with a BBQ gas line and enclosed storage below ~ The family room is a generous size with large windows overlooking the backyard and a cozy fireplace with a brick and tile surround ~ The primary bedroom can easily accommodate a king size bed plus multiple pieces of furniture, and features garden door access to the deck, dual closets and a 3 piece ensuite with a walk-in shower ~ A second main floor bedroom has ample closet space and is conveniently located next to the 4 piece main bathroom ~ The mudroom offers direct access to the attached garage and includes conveniently located main floor laundry ~ The fully finished basement has large above grade windows and provides plenty of additional living space, including a spacious family room with room for a sitting area and pool table, two oversized bedrooms with dual closets, a 4 piece bathroom and ample storage space ~ HEATED oversized double attached garage is insulated, finished with drywall, has a large loft with space for a workshop or storage, two

overhead doors, and a man door to the front yard ~ The sunny west facing backyard is fully fenced and beautifully landscaped with mature trees, shrubs and perennials, and includes a fire pit and additional storage below the deck ~ Backing onto a treed green space with no neighbours directly behind ~ Located in the desirable Willow Springs neighbourhood, close to parks, playgrounds and walking trails, with easy access to schools, shopping, Lakeshore Drive and Sylvan Lake's many year-round recreational activities.