



GRASSROOTS
REALTY GROUP

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**57 Falcon Crescent
Sylvan Lake, Alberta**

MLS # A2352955

\$539,900

Division:	Fox Run		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,284 sq.ft.	Age:	2001 (25 yrs old)
Beds:	5	Baths:	3
Garage:	Alley Access, Concrete Driveway, Double Garage Attached, Driveway, Garag		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Interior Lot, Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, High Ceilings, Kitchen Island, Open Floorplan, Sump Pump(s), Tankless Hot Water, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: FRIDGE, STOVE, DISHWASHER-BI, MICROWAVE, WASHER & DRYER, BLINDS, WINDOW COVERINGS, GARAGE DOOR OPENER, GARAGE REMOTE

Move-in-ready five-bedroom, three-bathroom bungalow on a quiet crescent in Fox Run, one of the most established neighborhoods in town. The major updates are done. The kitchen, flooring and lighting were renovated after 2017, new furnace 2024, tankless hot water installed in 2022 and the home now has air conditioning. It sits on a 55-foot-wide lot with room to breathe that newer lots rarely offer. This is the kind of street where neighbours wave from the driveway, look out for each other, and still throw block parties in the summer. That's hard to find, and harder to build. A raised front entry with vaulted ceilings leads up to a wide-open main floor. A wall was removed to bring the kitchen, dining area and living room together, so whoever is cooking stays part of the conversation. The renovated kitchen pairs soft grey painted cabinetry with quartz countertops, stainless steel appliances, a center island with seating and a pantry. Updated flooring and lighting run through the main level, and the tiled gas fireplace makes the living room the place everyone ends up on a cold evening. All three main-floor bedrooms sit on the same level. Mornings are easier, bedtime is simpler, and everyone is just down the hall. The primary bedroom has a renovated ensuite with a full glass shower surround, and a full main bathroom serves the other two bedrooms. Downstairs, the developed lower level gives you room to live and grow. There's a large family room for movie nights and game days, two more bedrooms, a den or home office, a four-piece bathroom, and plenty of extra storage. Rinnai water heating and central vacuum are included. Outside, the landscaped, fenced yard has a two-tier deck with a gas line for the barbecue, terraced lawn with a retaining wall, a storage shed and a concrete RV pad for a trailer or boat. The heated double attached garage has a new overhead

storage mezzanine, so it works as parking, a workshop, or both. Fox Run puts you steps from Fox Run School and Mother Teresa School, with green space and walking trails nearby and the lake only minutes away. The hard work is done. All that's left is making it home on one of Fox Run's favorite streets.