

## 12 Songbird Green Sylvan Lake, Alberta

MLS # A2150875



# \$799,900

<b>Division:</b>	Sixty West		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,950 sq.ft.	<b>Age:</b>	2019 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Wood Frame	<b>Zoning:</b>	R5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Ceiling Fan(s), Central Vacuum, Closet Organizers, Kitchen Island, Wired for Sound		

**Inclusions:** Fridge, wine fridge, gas stove, dishwasher, microwave, all window coverings, security system, built in vacuum and attachments

Welcome to 12 Songbird Green, a stunning 1950 sqft modern farmhouse nestled in the serene neighborhood of 60 West surrounded by forested walking trails. This elegant two-story home offers 4 spacious bedrooms and 4 luxurious bathrooms, perfect for families and entertainers alike. Enjoy the tranquil sounds of the backyard waterfall and fountain, a peaceful retreat on a quiet dead-end street ensuring a safe environment for children to play. The home is bathed in natural light from the floor-to-ceiling windows on the south, west, and east sides, creating a warm and inviting atmosphere. The open-concept living, dining, and kitchen area is a dream for entertainers, featuring a gas range, wine fridge, floor-to-ceiling stone-work fireplace, and slow-close cabinets. The kitchen is equipped with a built-in spice rack, pantry, pull-out cupboards, and abundant storage space. The living room includes in-floor electrical outlets to avoid unsightly cords and amazing hardwood floors that add to the luxurious feel. Retreat to the large loft bedroom with a stand alone soaker tub and rainfall shower, or the quiet and private main floor bedroom with an ensuite. The basement, with its 9 ft ceilings, wet bar and in-floor heating, provides a cozy living space with natural light streaming in from large windows. Additional amenities include air conditioning, a water softener, an air comfort system, a built-in vacuum system, and a built-in security system with Control 4 cameras. There are also speakers wired in the living room, kitchen, upper ensuite bathroom, and deck. The backyard greenspace is an extension of the living area, perfect for peaceful strolls along the walking path situated on the other side of the stream. Enhanced electrical in the gym accommodates a treadmill and stationary bike, while the smart board siding ensures durability and low maintenance. This home truly combines modern

luxury with natural beauty, offering a tranquil lifestyle in a desirable location. A 10 out of 10 isn't a high enough rating for this impeccable home!