

17 Falcon Ridge Drive
Sylvan Lake, Alberta

MLS # A2167699



\$499,900

Division:	Fox Run		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,702 sq.ft.	Age:	2001 (23 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Gravel Driveway, Insulated, RV Access/Parking		
Lot Size:	0.16 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: n/a

ABSOLUTELY STUNNING 5 BED/4 BATH AND OFFICE, 2 STOREY WITH DOUBLE ATTACHED GARAGE. This 5 bedroom/4 bathroom property is in a spectacular location, across from the greenspace of the middle school. This 1702 sqft plus fully finished basement, shows beautifully with every area built with the highest quality! The main level boasts a fantastic living room with gas fireplace, custom cabinetry, large windows throughout for tons of natural light, and engineered hardwood flooring. The beautiful kitchen boasts loads of custom cabinets, granite counter tops, tiled backsplash, stainless steel appliances, and a corner pantry. It overlooks a large dining room and entrance to the office with custom cabinets (could be an extra bedroom, if needed). The main bathroom, main floor laundry, extra storage, and entrance foyer finish this level off. Head upstairs to 3 bedrooms, full bathroom, and an amazing master bedroom with huge walk in closet, and a beautiful ensuite bathroom with corner soaker tub and stand up shower. The fully finished basement has two more bedrooms, large bathroom, family room and extra storage. The attached double garage finished and is perfect for the family vehicles and toys. The large yard has a good sized deck overlooking the fully fenced and landscaped backyard with underground sprinkler's and gravel pad for RV parking. Enjoy the A/C, nice curb appeal with aggregate driveway & front porch. . Shingles and carpet upstairs done in '16. Across from the school greenspace and close to Sylvan Lake Gulls Stadium, both main highways, and town walking paths.