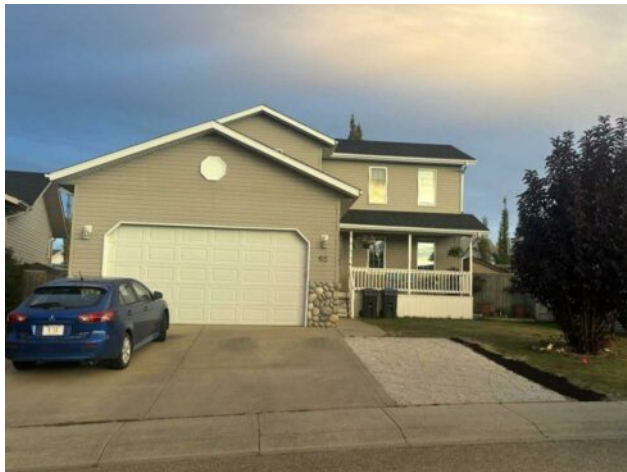


65 Fern Glade Crescent  
Sylvan Lake, Alberta

MLS # A2262476



**\$564,900**

|                  |                                        |               |                   |
|------------------|----------------------------------------|---------------|-------------------|
| <b>Division:</b> | Fox Run                                |               |                   |
| <b>Type:</b>     | Residential/House                      |               |                   |
| <b>Style:</b>    | 2 Storey                               |               |                   |
| <b>Size:</b>     | 1,680 sq.ft.                           | <b>Age:</b>   | 2000 (25 yrs old) |
| <b>Beds:</b>     | 5                                      | <b>Baths:</b> | 4                 |
| <b>Garage:</b>   | Double Garage Attached                 |               |                   |
| <b>Lot Size:</b> | 0.16 Acre                              |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Landscaped, Lawn |               |                   |

|                    |                                                 |                   |    |
|--------------------|-------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | In Floor, Fireplace(s), Forced Air, Natural Gas | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate, Linoleum, Tile  | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt                                         | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full                                  | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame              | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                                 | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Bookcases, Breakfast Bar, Pantry                |                   |    |

**Inclusions:** 2 sheds, Play structure, trampoline

Fine Family Home in Fox Run with 5 bedrooms and 4 baths! This home on a nice Crescent is sure to please! Enjoy a beverage on the large front veranda or invite your family and friends to a summertime BBQ in the huge back yard which is very private! Step inside and you are greeted with a cozy living room with a gas fireplace. Great Kitchen with spacious cabinets, corner pantry, eating bar and a patio door to a small deck perfect for the BBQ. Main floor laundry and a 2 piece bath right off the garage entry is very functional! Loads of built in shelving in the garage for all your storage needs. Upstairs you will find a large primary bedroom with a 4 pc ensuite, 2 more nice sized bedrooms and another 4 pc bath. All bathrooms are tiled with underfloor heat! Enjoy the "chill" of the central air conditioning on those hot summer days! The family room down is perfect for entertaining and you will also find 2 more bedrooms and another bath! This plumber built home also features on demand hot water system, high efficiency furnace, and in floor heat in the basement. Upgrades include a newer fridge and stove, hot water system and the shingles were done about 3 years ago. A few extras to off the list with 2 sheds, parking pad, play structure, trampoline and a central vac.