

**11 Falcon Ridge Drive**  
**Sylvan Lake, Alberta**

**MLS # A2268373**



**\$540,000**

|                  |                                                                |               |                   |
|------------------|----------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Fox Run                                                        |               |                   |
| <b>Type:</b>     | Residential/House                                              |               |                   |
| <b>Style:</b>    | Bungalow                                                       |               |                   |
| <b>Size:</b>     | 1,273 sq.ft.                                                   | <b>Age:</b>   | 2001 (24 yrs old) |
| <b>Beds:</b>     | 5                                                              | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached, Driveway, RV Access/Parking            |               |                   |
| <b>Lot Size:</b> | 0.18 Acre                                                      |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, City Lot, Dog Run Fenced In, Lawn, Level |               |                   |

|                    |                                 |                   |    |
|--------------------|---------------------------------|-------------------|----|
| <b>Heating:</b>    | In Floor Roughed-In, Forced Air | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate  | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                 | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                            | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Brick, Vinyl Siding             | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                 | <b>Utilities:</b> | -  |

**Features:** Bidet, Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, No Smoking Home, Pantry, Recessed Lighting, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** Fridge, Gas Stove, Dishwasher, Microwave hood fan, Washer, Dryer, 2x Bar beverage fridge, Washer, Dryer, Water Softener, Reverse Osmosis, Window coverings, Curtain rods, Garage opener

This 5-bedroom, 3-bathroom bungalow is bright, modern, and ready for quick possession. The main floor features vaulted ceilings, large windows, a cozy gas fireplace, and a gorgeous kitchen with granite countertops, island, gas stove, and pantry. Convenient main floor laundry with newer washer/dryer and sink, plus 3 bedrooms including a primary suite with walk-in closet and private ensuite. Located in a highly desired area of Fox Run and close to the school, you can even watch the kids walk to class! The fully finished lower level is perfect for entertaining with a granite wet bar, 2 beverage fridges, spacious rec room, 2 large bedrooms, and full bath. Fresh paint in the past 2 years and large windows keep it bright and welcoming. Outside enjoy a large fenced yard with RV parking, shed, dog run with garage access, and plenty of space for family living. \*\*New A/C unit, Northside shingles just replaced and South side done within past few years. Home furnishings all from Urban Barn are negotiable and sold separately.