

# 1 FERN GLADE Crescent Sylvan Lake, Alberta

**MLS # A2226070**


# \$658,888

<b>Division:</b>	Fox Run		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	1,932 sq.ft.	<b>Age:</b>	2002 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bar, Beamed Ceilings, Breakfast Bar, Closet Organizers, Crown Molding, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, Open Floorplan, Pantry, Recessed Lighting, Storage

**Inclusions:** SHED, GREEN HOUSE

Welcome to your dream retreat in one of Sylvan Lake's most desirable neighborhoods. This thoughtfully designed chalet-style home blends rustic charm with modern convenience, offering an ideal setting for families, entertainers, and anyone who values comfort and character. From the moment you enter, the craftsmanship is evident—from the floor-to-ceiling custom river rock fireplace with a built-in pizza oven, to the soaring ceilings with exposed beams that create a grand yet welcoming ambiance. The open-concept layout is bright and spacious, anchored by a chef-style kitchen featuring a commercial-sized fridge, granite island with bar seating, elegant cabinetry, walk-in pantry, dual-fuel range with gas cooktop and electric convection/standard oven, new dishwasher, and abundant lighting—perfect for casual meals or entertaining. A serene primary suite complete with dual closets and a spa-style ensuite with a stand-up shower. A second main floor bedroom perfect for guests, a nursery, or home office. Main-floor laundry room just off the garage, including added linen storage. Newly refinished pine floors add natural warmth throughout. Beautiful wrap-around deck enhances both functionality and exterior curb appeal. Home office loft looks down over this magnificent home. Comfortable and private family room perfect for, quiet evenings, Oversized third bedroom with skylight and extra closet space, Generous storage areas for seasonal and household items. The lower level you find spacious family/media room with a full theater system, Stylish and self-contained basement with a live-edge breakfast bar and kitchen counters, Luxury 4piece bathroom, Bright and spacious fourth bedroom with natural light and generous closet space, Mechanical room includes a new hot water tank and two electrical panels, Versatile utility room featuring a

dedicated shop area with overhead lighting and additional outlets above the built-in workbench. Private backyard retreat with raised deck and a lower-level gathering area—perfect for entertaining, Electrical rough-in installed under the deck, providing a ready connection for a future hot tub installation, Custom-built two-level planter with integrated seating, designed for cozy evenings around the fire, fully fenced corner lot. Offering privacy and room to play, charming greenhouse for year-round growing, Attached double-car garage. A few extras Roof replaced in 2018, with resealed skylights and upgraded gutters, Located within walking distance to schools, amenities and Sylvan Lake’s vibrant lakefront. This rare gem offers a seamless blend of rustic character, thoughtful upgrades, and modern comfort. This home is ready to welcome your lifestyle.