



**CORY PELCHAT**  
REALTOR®  
GRASSROOTS REALTY GROUP LTD.

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**5 Songbird Green**  
**Sylvan Lake, Alberta**

**MLS # A2264290**



**\$749,910**

<b>Division:</b>	Sixty West		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,872 sq.ft.	<b>Age:</b>	2025 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, See Remarks		

<b>Heating:</b>	High Efficiency, Floor Furnace, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters		

**Inclusions:** Fridge, Stove, BI Dishwasher, BI Microwave Hood Fan, Garage Door Opener and 2 Controls, Balance of 10 Year Alberta New Home Warranty

Stunning is the best way to describe True-Line Homes Newest Sylvan Lake Show Home!!! The Interior Decorators went to town on this Executive Home! Gorgeous upgraded kitchen with Quartz Countertops, Amazing Cabinetry , Stainless Appliances, Open Floor Plan, Stunning Entry, Large Center Island , Vinyl Plank Flooring, Stunning Fireplace in Livingroom, Deck off Primary Bedroom on Second Floor, Large Rear Deck, Fully Landscaped and Fenced . Large Primary Bedroom with large walk-in closet, 4 piece ensuite with Double Sinks and a 5' Shower. Large Great Room Upstairs with Wet bar and Balcony! 22x24.5 garage with 220 and dry sump, Drywalled and Heated! , Sunstop Low E argon filled windows, Limited Lifetime Architectural Shingles, Silent Floor System, Vinyl Siding, Upgraded Insulation R60 and a 10 year New Home Warranty plus the added bonus of the 2 Year all inclusive Builders Warranty! If you love QUALITY, this is your home!