

7 Filbert Close
Sylvan Lake, Alberta

MLS # A2269771

\$749,900



Division:	Fox Run		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,376 sq.ft.	Age:	2003 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Landscaped, Low Maintenance Landscape, Many Trees		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Chandelier, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Recreation Facilities, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound		
Inclusions:	All stereo equipment and TV in basement, all attached shelving and cabinets in garages		

Open House Sunday, Jan 18th 1-3PM Immaculately maintained bungalow offering just under 2,800 sq. ft. of living space on a massive, beautifully landscaped lot on a quiet Sylvan Lake street. The main level is bright and airy with soaring vaulted ceilings and expansive windows, flowing through generous living and dining spaces. Your private primary retreat features a cozy two-way fireplace, double sinks, an oversized jetted tub, and direct access to the rear deck—ideal for morning coffee. Everyday convenience continues with main-floor laundry and smart storage. The lower level is designed for relaxing and entertaining with feature ceilings, a dedicated media area (built-in TV & speakers), a second gas fireplace, and large bedrooms for family or guests. Comfort upgrades include in-floor heat in the basement and the attached garage, central A/C, a cold room, plus a full-home water filtration system and water softener. Outdoor living shines with a three-tier deck anchored by a fire pit and framed by mature landscaping—room to gather, grill, and play. Parking and hobbies are covered: an oversized heated front-attached garage and a heated rear detached garage—space for trucks, boats, bikes, and a workshop. All this on a quiet street, just minutes to the lake for four-season fun—boating and beach days in summer, skating and ice fishing in winter. Come take a look at this beauty today!