

**25 Inglis Crescent
Sylvan Lake, Alberta**

MLS # A2280356

\$374,900



Division:	Iron Gate		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,459 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Alley Access, Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, City Lot, Front Yard, Interior Lot, Landscaped, Lawn, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Open Floorplan		

Inclusions: Dishwasher, Microwave Hood Fan, Refrigerator, Stove, Washer & Dryer, AC Unit, Blinds & Window Coverings

END UNIT with A/C and March 1 possession available. Stylish, spacious, and modern 2-storey townhome in the new community of Iron Gate, offering low-maintenance living and peace of mind with Alberta New Home Warranty still in place. Enjoy your charming 7' x 7' front deck before entering a bright, open-concept main floor filled with natural light from large energy-efficient triple-pane windows. Durable vinyl plank flooring runs throughout the main level, while plush carpet upstairs adds warmth and comfort. The kitchen truly anchors the home with a massive island featuring extended quartz countertops, perfect for stools, homework time, or late-night chats, plus a built-in pantry and four stainless steel appliances. The expansive dining area easily accommodates a full-size table with room to host, and the separate mudroom with a half bath offers practical family functionality with direct access to the east-facing back deck. Outside, enjoy a fully fenced backyard with rear lane access, two parking stalls, and space for a future single detached garage. Upstairs includes a convenient laundry room, two generously sized bedrooms, a full main bathroom, and a primary suite complete with a walk-in closet and 4-piece ensuite. Extra-large hallway closets provide excellent additional storage. The basement is unfinished and ready for your ideas, already plumbed and framed for a future bedroom, bathroom, and rec room, with large windows bringing in great natural light. Central A/C keeps the interior comfortable year-round. Located close to shopping, restaurants, and Highway 20 for quick access in and out of town, this move-in-ready home checks all the boxes for comfort, convenience, and long-term value.