

## 60 Fenwood Close Sylvan Lake, Alberta

MLS # A2287050



# \$459,900

<b>Division:</b>	Fox Run		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,048 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3
<b>Garage:</b>	Additional Parking, Alley Access, Asphalt, Double Garage Detached, Garage		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Environ		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Hardwood, Laminate	<b>Sewer:</b>	Public Sewer
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Electricity Connected, Natural Gas Connected
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** FRIDGE, STOVE, DISHWASHER, MICROWAVE, GARAGE DOOR OPENER & CONTROL, WASHER, DRYER, ALL WINDOW COVERINGS, TV WALL MOUNTS (2), HOSE REEL, ALL ATTACHED SHELVING, GARAGE HEATERS, TIRE RACKS (GARAGE), WORKBENCH IN GARAGE

FULLY DEVELOPED 3 BEDROOM, 3 BATHROOM BI-LEVEL ~ WALKOUT BASEMENT ~ HEATED DOUBLE GARAGE & RV PARKING ~ FACING A GREEN SPACE & BACKING ONTO A PARK & SCHOOLS ~ Sunny south facing front yard with raised garden boxes with an irrigation system ~ Covered front veranda welcomes you and leads to a bright and spacious foyer with high ceilings ~ The living room features vaulted ceilings and a large south facing window that fills the space with natural light while offering beautiful park views ~ Architectural columns provide a visually appealing separation between the living and dining space while maintaining an open floor plan ~ The kitchen offers plenty of pine cabinets with crown moulding and built in wall pantry; ample counter space including an island with an eating bar; full tile backsplash; and a window above the sink that overlooks the deck and park ~ Garden door access to the partially covered upper deck that spans the entire width of the home, has a gas line, and offers park views ~ The primary bedroom can easily accommodate a king size bed, has ample closet space, and a 3 piece ensuite ~ Second main floor bedroom is also a generous size and is conveniently located next to the 4 piece main bathroom ~ The fully finished, walkout basement has large above grade windows, high ceilings and operational in-floor heating ~ Family room/den (currently being used as a home office) has board and batten wainscoting and opens to the rec room with plenty of space for a seating area and games table or home gym, plus a separate entry leading to a covered deck (with wiring roughed in for a hot tub), and the backyard ~ 3rd bedroom is conveniently located next to a 3 piece bathroom with a walk in shower ~ Laundry is located in it's own room, has a large window and tons of space for storage ~ The backyard is

landscaped and fully fenced ~ HEATED 22' x22' detached garage with shelving, 220V wiring on it's own sub panel, and a workbench (seller will replace shingles on garage before possession) ~ RV parking beside the garage with an easy approach and paved back alley ~ Backing onto Meadowview Park, &acute;cole Fox Run School and &acute;cole Mother Theresa Catholic School ~ Easy access to walking trails, more great parks and playgrounds, shopping, dining, and the beach/Lakeshore Drive ~