

# \$1,290,000 - 7 Songbird Green, Sylvan Lake

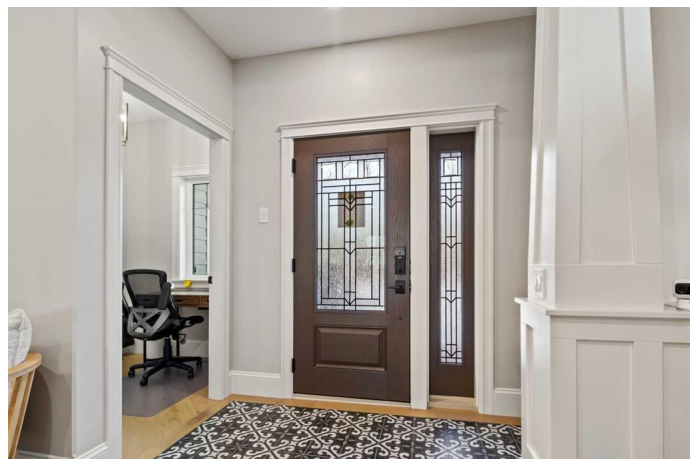
MLS® #A2186704

**\$1,290,000**

4 Bedroom, 2.00 Bathroom, 1,275 sqft  
Residential on 0.10 Acres

Sixty West, Sylvan Lake, Alberta

Introducing the Hawktail! This Vleeming Custom Home stands as a rare and remarkable exception at a time where homes often prioritize aesthetics over substance. Located in the serene, park-like surroundings of Sixty West at Sylvan Lake, this craftsman style bungalow is a testament to precision, longevity, and environmental stewardship that a Vleeming Custom Home is known for. For those who demand true quality homes that aren't just attractive but are built to perform... this home is it. Every detail - from its carefully selected materials to its masterful construction, reflects Vleeming's philosophy: that a home should serve its owners for generations, not just years. At its core, the Hawktail is engineered for true energy efficiency. Constructed with an insulated concrete form (ICF) foundation and ICE Panel wall system, it achieves insulation ratings far beyond typical standards, ensuring a consistent and comfortable indoor environment year round. Triple pane windows, a high-efficiency HVAC system, and a multi-layer roof insulation system (R76) complement the structure, working in harmony to minimize energy consumption, achieving performance metrics that set it apart from your average build. Sunlight filters through expansive windows, highlighting finely crafted woodwork and thoughtfully designed living spaces. The kitchen, a perfect blend of form and function, features quartz countertops, an induction cooktop, and custom cabinetry that reflects the



meticulously detailed planning behind every Vleeming home. The primary bedroom suite is a sanctuary, designed with both relaxation and purpose in mind. From the built-in wardrobes to the curbless walk-in shower in the ensuite, every element speaks to the foresight and attention to detail that defines the Hawktail. This is a home that anticipates its owners' needs, offering a lifestyle that is seamless and sophisticated, great for aging in place. The exterior spaces are equally thoughtful. A large, partially covered rear deck, framed by lush greenery, extends the living space outdoors. Built with vinyl decking and aluminum railings, it requires minimal maintenance, allowing its owner to focus on enjoying their surroundings rather than tending to them. Even the garage reflects the Hawktail's uncompromising standards. With heated epoxy floors, EV charger readiness, a design that accommodates a car lift, and sized to house your average truck, it is both practical and future-focused—a reflection of the home's overall ethos. The Hawktail is more than a showpiece. It's a demonstration of what's possible when quality, innovation, and sustainability come together. It's for those who value the long-term advantages of true energy efficiency, paired with a commitment to craftsmanship that is becoming increasingly rare. This home is not just built for today—it's built for decades to come. Experience the difference a truly exceptional home can make.

Built in 2023

### **Essential Information**

MLS® #	A2186704
Price	\$1,290,000
Bedrooms	4

Bathrooms	2.00
Full Baths	2
Square Footage	1,275
Acres	0.10
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	7 Songbird Green
Subdivision	Sixty West
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0S6

### Amenities

Parking Spaces	1
Parking	220 Volt Wiring, Heated Garage, Single Garage Attached, In Garage Electric Vehicle Charging Station(s)
# of Garages	1

### Interior

Interior Features	Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Vinyl Windows, Walk-In Closet(s), Tray Ceiling(s)
Appliances	Double Oven, Range Hood, Refrigerator, Washer/Dryer Stacked, Induction Cooktop
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas, Exhaust Fan, ENERGY STAR Qualified Equipment
Cooling	Central Air, ENERGY STAR Qualified Equipment
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Brick Facing
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	BBQ gas line
Lot Description	Backs on to Park/Green Space, Lawn, No Neighbours Behind, Landscaped, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Concrete, Cement Fiber Board, ICFs (Insulated Concrete Forms), Metal Frame
Foundation	ICF Block

## Additional Information

Date Listed	January 13th, 2025
Days on Market	79
Zoning	R5

## Listing Details

Listing Office	Real Broker
----------------	-------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.