

# \$479,900 - 64 Falcon Crescent, Sylvan Lake

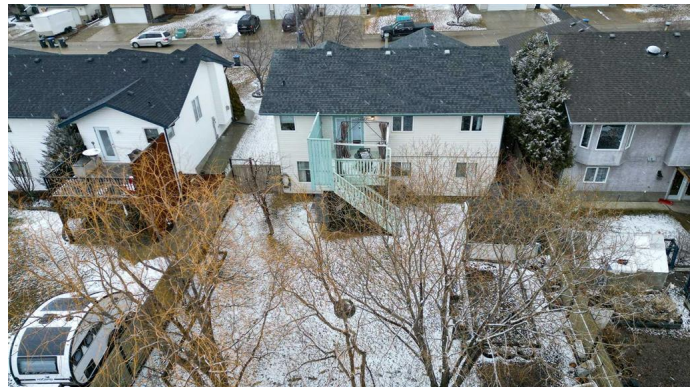
MLS® #A2206521

**\$479,900**

5 Bedroom, 3.00 Bathroom, 1,207 sqft  
Residential on 0.15 Acres

Fox Run, Sylvan Lake, Alberta

This 5 bedroom 3 bathroom modified bi-level with walk out basement is resting on a large privately treed lot in highly desirable Fox Run subdivision. With its very close proximity to schools, and just a few blocks from the lake, you won't want to miss this excellent location. As you enter the home you there is an ample size living room with gas fireplace and large windows for plenty of natural light. Up a few stairs and you'll find the kitchen with centre island, corner pantry, complete with stainless steel appliances. The kitchen sink has a water filtration system. Just off the dining room there is a garden door to the large sunny west facing rear deck with gazebo that overlooks the rear yard. The balance of the upper floor consists of three good size bedrooms including a master bedroom with 3 piece ensuite, and a 4 piece main bathroom. The lower level has a large family room with walkout basement entry to a large patio and rear yard. It also has two additional bedrooms, a 3 piece main bathroom, a large finished laundry room with laundry sink and large storage area (that you just don't find in most homes). The rear yard is fully fenced with apple trees, saskatoon bushes, and other mature trees for privacy. There is also a garden plot, greenhouse, fire pit and storage shed. You'll enjoy the convenience of the heated double attached garage with work bench. Other great features include a water softener, central vac and attachments. Some of the recent upgrades in this home include a H2O tank in 2024, shingles



2017 , basement flooring 2018 .

Built in 2000

### **Essential Information**

MLS® #	A2206521
Price	\$479,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,207
Acres	0.15
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	64 Falcon Crescent
Subdivision	Fox Run
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 2H3

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Central Vacuum, Kitchen Island, Laminate Counters, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Water Softener, Window Coverings, Water Purifier
Heating	Forced Air, Natural Gas
Cooling	None

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Family Room, Gas, Mantle
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Garden, Private Entrance, Private Yard
Lot Description	Back Lane, Back Yard, City Lot, Fruit Trees/Shrub(s), Interior Lot, Landscaped, Lawn, Private
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 28th, 2025
Days on Market	6
Zoning	R1

### **Listing Details**

Listing Office	RCR - Royal Carpet Realty Ltd.
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