# \$474,900 - 8 Westwood Crescent, Sylvan Lake

MLS® #A2209638

## \$474,900

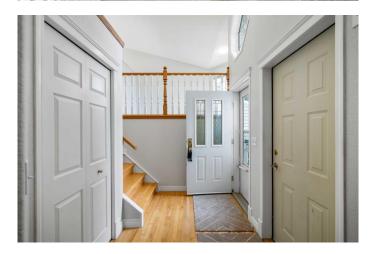
3 Bedroom, 3.00 Bathroom, 1,650 sqft Residential on 0.15 Acres

Westwood, Sylvan Lake, Alberta

\*\*\*OPEN HOUSE CANCELLED SATURDAY, APRIL 12TH, 1-3 PM\*\*\* This stunning 1,650 SQ FT bi-level home, featuring TWO HEATED GARAGES, a WALK-OUT BASEMENT, and a TRIPLE WIDE DRIVEWAY with RV parking, is a rare find. The original owners have lovingly maintained this custom-built home for 28 years, ensuring it remains in immaculate condition. Upon entering, you'll be greeted by vaulted ceilings and gleaming hardwood floors in the spacious formal living room, complete with a bay window that offers a picturesque view of your quiet street. The open concept kitchen, dining, and sitting area provide the perfect space for entertaining and large family gatherings. For a peaceful morning retreat, enjoy your coffee in the sunny south-facing sunroom off the kitchen. The main level of the home includes two well-sized bedrooms and two full bathrooms, including a primary suite that features a walk-in closet and an ensuite with double sinks and a large soaker tub. The walk-out basement is great for entertaining or hosting out of town family, complete with a large bedroom, a 3-piece bathroom, a dry bar, a mini-fridge, and a spacious recreation area with a gas fireplace. Notable updates include new carpeting, fresh neutral paint throughout, and a new hot water tank installed in 2024. The exceptional property boasts TWO HEATED GARAGES, RV parking, and a triple-wide driveway, providing ample space for vehicles, hobbies, or a perfect "man cave" to tinker in. Enjoy summer evenings in your







sunny south facing back yard with a covered patio or head over to the lake for a dip in the spring-fed lake, known for its clean and beautiful waters. Sylvan Lake offers year-round activities, including swimming and sailing in the lake, family fun at the water park, beach BBQs, and golf at the local country clubs in the spring and summer. In the fall, indulge in delicious local eats and explore nature with peaceful hikes and nature walks.

#### Built in 1997

# **Essential Information**

MLS®# A2209638 Price \$474,900

3 Bedrooms 3.00 Bathrooms 3

Full Baths

Square Footage 1,650 Acres 0.15 Year Built 1997

Type Residential Sub-Type Detached Style Bi-Level Status Active

# **Community Information**

Address 8 Westwood Crescent

Subdivision Westwood City Sylvan Lake

Red Deer County County

Province Alberta Postal Code TOL OWO

#### **Amenities**

Parking Spaces 6

**Parking Double Garage Attached** 

# of Garages 2

#### Interior

Interior Features Ceiling Fan(s), Double Vanity, Kitchen Island, Laminate Counters,

Vaulted Ceiling(s), Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave

Hood Fan, Refrigerator, Washer, Water Softener

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas, Recreation Room

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features None

Lot Description Private

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed April 9th, 2025

Days on Market 24

Zoning R1

# **Listing Details**

Listing Office RE/MAX First

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.