

\$389,900 - 30 Inglis Crescent, Sylvan Lake

MLS® #A2223163

\$389,900

3 Bedroom, 3.00 Bathroom, 1,409 sqft

Single Family on 0.05 Acres

Iron Gate, Sylvan Lake, Alberta

NO CONDO FEES! Great Location!!! Brand New, Stylish, modern 2 Storey Townhomes in the new area of Iron Gate. Say Goodbye to the stress of older homes & get Alberta New Home Warranty plus additional builder warranty by winner of the 2024 Builder of year award, Asset Builders Corp. Step onto your 7'x7' front deck, into your spacious entry & you are greeted by a bright & spacious open layout on this main floor. Check out all the natural sunlight through these large energy efficient triple pane windows & you will love this amazing vinyl plank flooring throughout w/cushy carpet in the bedrooms upstairs. The kitchen is the heart of the home, with a large island w/extended Quartz countertops (perfect for your stools, kids homework sessions, or long chats while cooking), built in pantry area, & 4 appliances included. Dining room will fit your large tables & extra family members. The favorite space of all parents out there is this back entry w/half bath @ the back door that leads to your 10'6"x10' west facing back deck w/aluminum railing & sunny west facing backyard for all those sun worshippers out there, with fence between neighbors (done down sides with back section open) with 2 car parking off paved back lane. Upstairs you will find the handy laundry room, 2 good sized bedrooms, a full main bath + a Primary bedroom that features a large walk in closet & full 4 piece ensuite. Extra bonus is the huge hallway closets that make the best use of space! Downstairs is open for your inspiration,



planned for future bedroom, bath & family room w/plenty of natural light & extra storage. GST included w/rebate to builder. This new neighborhood is close to shopping, food & highway. Interior pictures are of a previous unit with similar colors & exact same layout. A single detached garage can be built on this property in the future subject to town approval. (id:6289)

Built in 2025

Essential Information

Listing #	A2223163
Price	\$389,900
Bedrooms	3
Bathrooms	3.00
Half Baths	1
Square Footage	1,409
Acres	0.05
Year Built	2025
Type	Single Family
Sub-Type	Freehold

Community Information

Address	30 Inglis Crescent
Subdivision	Iron Gate
City	Sylvan Lake
Province	Alberta
Postal Code	T4S0V3

Amenities

Amenities	Park, Playground, Shopping, Other
Utilities	Electricity, Natural Gas, Sewer, Water
Features	Other, Back lane, Closet Organizers, No Animal Home, No Smoking Home
Parking Spaces	2
Parking	Other, Parking Pad, Street

Interior

Appliances	Refrigerator, Dishwasher, Stove, Microwave Range Hood Combo
Heating	Natural gas Forced air
Cooling	None
# of Stories	2

Exterior

Exterior	Concrete
Exterior Features	Landscaped
Construction	Poured concrete, Wood frame
Foundation	Poured Concrete

Listing Details

Listing Office RCR - Royal Carpet Realty Ltd.



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