

\$700,000 - 16 Rustic Crescent, Norglenwold

MLS® #A2261134

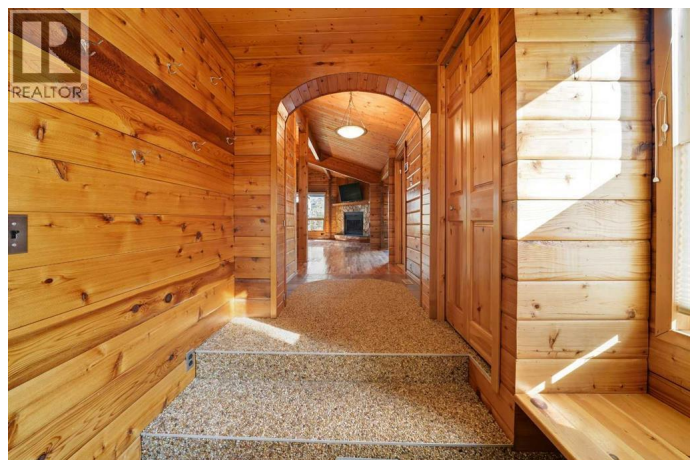
\$700,000

2 Bedroom, 2.00 Bathroom, 1,744 sqft

Single Family on 0.30 Acres

N/A, Norglenwold, Alberta

Welcome to your own slice of lakeside paradise in this charming log-constructed home nestled on a peaceful crescent in the Summer Village of Norglenwold. Lake access is a short walk away, complete with shared dock privileges where you can have your own boat lift, perfect for all your water recreation needs. Whether you're launching your boat, a kayak for a morning paddle, or simply enjoying the sunset views, lakefront living doesn't get much better than this. This unique two bedroom retreat features vaulted ceilings that create an airy, spacious atmosphere throughout. The heart of this home is the gourmet kitchen, complete with a gas range, granite sink, overhead range hood, and the unique charm of its own gas fireplace. A second, wood burning fireplace adds warmth and ambiance to the main living area, perfect for those crisp Alberta evenings. Both bedrooms offer comfortable accommodations with impressive vaulted ceilings, while the two full bathrooms ensure convenience for family and guests alike. The large pie-shaped corner lot provides plenty of space for outdoor activities and entertaining on the expansive deck, along with the beautifully landscaped yard and welcoming fire pit area. The deck has a NG line ready for a bbq or gas fireplace, and it is also roughed in for a hot tub in the private area adjacent to the primary suite. Upgrades include a new high efficiency furnace, hot water tank, new water lines, air conditioning, and yard irrigation system, and a fresh exterior



paint job. The oversized heated double car garage and additional parking space on the side of the house provide ample space for parking guest vehicles, an RV or boat. The location strikes the perfect balance between tranquil retreat and convenient access to many amenities. Located close to the Sylvan Lake Golf & Country Club, shopping, restaurants, AquaSplash, walking paths, and of course, the beautiful Town of Sylvan Lake for endless recreational opportunities. This home truly offers the ideal blend of rustic charm and modern comfort in one of Alberta's most sought-after lakeside communities. (id:6289)

Built in 1985

Essential Information

Listing #	A2261134
Price	\$700,000
Bedrooms	2
Bathrooms	2.00
Square Footage	1,744
Acres	0.30
Year Built	1985
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	16 Rustic Crescent
Subdivision	N/A
City	Norglenwold
Province	Alberta
Postal Code	T4S1S5

Amenities

Amenities	Golf Course, Shopping, Water Nearby
Features	Cul-de-sac, See remarks, Other, Gas BBQ Hookup
Parking Spaces	4

Parking	Attached Garage, RV
# of Garages	2

Interior

Appliances	Refrigerator, Range - Gas, Dishwasher, Microwave, Window Coverings, Washer/Dryer Stack-Up
Heating	Natural gas Forced air
Cooling	Central air conditioning
Fireplace	Yes
# of Fireplaces	2
# of Stories	1

Exterior

Exterior	Log
Exterior Features	Landscaped, Underground sprinkler
Construction	Log
Foundation	Poured Concrete

Listing Details

Listing Office	KIC Realty
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