

# \$749,910 - 5 Songbird Green, Sylvan Lake

MLS® #A2264290

**\$749,910**

3 Bedroom, 3.00 Bathroom, 1,872 sqft

Residential on 0.09 Acres

Sixty West, Sylvan Lake, Alberta

Stunning is the best way to describe True-Line Homes Newest Sylvan Lake Show Home!!! The Interior Decorators went to town on this Executive Home! Gorgeous upgraded kitchen with Quartz Countertops, Amazing Cabinetry , Stainless Appliances, Open Floor Plan, Stunning Entry, Large Center Island , Vinyl Plank Flooring, Stunning Fireplace in Livingroom, Deck off Primary Bedroom on Second Floor, Large Rear Deck, Fully Landscaped and Fenced . Large Primary Bedroom with large walk-in closet, 4 piece ensuite with Double Sinks and a 5' Shower. Large Great Room Upstairs with Wet bar and Balcony! 22x24.5 garage with 220 and dry sump, Drywalled and Heated! , Sunstop Low E argon filled windows, Limited Lifetime Architectural Shingles, Silent Floor System, Vinyl Siding, Upgraded Insulation R60 and a 10 year New Home Warranty plus the added bonus of the 2 Year all inclusive Builders Warranty! If you love QUALITY, this is your home!

Built in 2025

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2264290  |
| Price      | \$749,910 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |



|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 1,872       |
| Acres          | 0.09        |
| Year Built     | 2025        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 5 Songbird Green |
| Subdivision | Sixty West       |
| City        | Sylvan Lake      |
| County      | Red Deer County  |
| Province    | Alberta          |
| Postal Code | T4S 0S6          |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Quartz Counters                                              |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator |
| Heating           | High Efficiency, Floor Furnace, Natural Gas                  |
| Cooling           | None                                                         |
| Fireplace         | Yes                                                          |
| # of Fireplaces   | 1                                                            |
| Fireplaces        | Brick Facing, Gas, Living Room                               |
| Has Basement      | Yes                                                          |
| Basement          | Full                                                         |

### Exterior

|                   |                                          |
|-------------------|------------------------------------------|
| Exterior Features | Other                                    |
| Lot Description   | Back Yard, Landscaped, Lawn, See Remarks |
| Roof              | Asphalt Shingle                          |
| Construction      | Concrete, Vinyl Siding, Wood Frame       |
| Foundation        | Poured Concrete                          |

**Additional Information**

|                |                    |
|----------------|--------------------|
| Date Listed    | October 14th, 2025 |
| Days on Market | 38                 |
| Zoning         | R5                 |

**Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Realty Executives Alberta Elite |
|----------------|---------------------------------|

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