

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

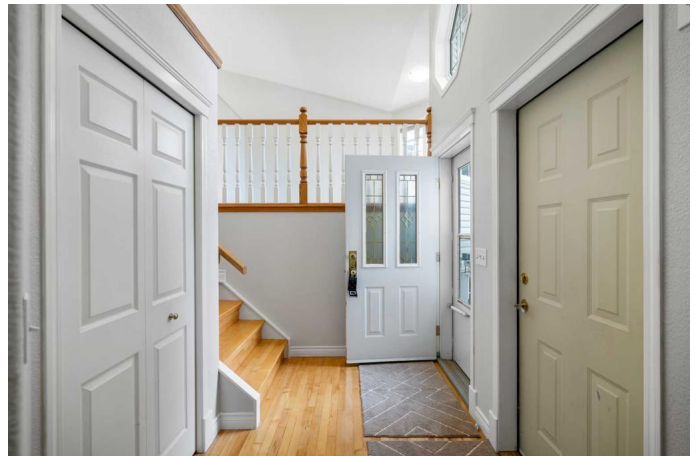
MLS® #A2209638

\$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 |
| Bedrooms | 3 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| 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 |
| County | Red Deer County |
| Province | Alberta |
| Postal Code | T0L 0W0 |

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 | 26 |
| Zoning | R1 |

Listing Details

| | |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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