

# \$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	12
Zoning	R1

## Listing Details

Listing Office	RE/MAX First
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