

# \$1,950,900 - 3 Rustic Road, Norglenwold

MLS® #E4376854

**\$1,950,900**

5 Bedroom, 5.00 Bathroom, 4,436 sqft

Single Family on 0.00 Acres

Norglenwold, Norglenwold, AB

This lakefront property is located at Sylvan Lake in the Summer Village of Norglenwold. The 4436 sq ft two storey house has a complete brick-exterior as well as the garage. The house boasts a large sunken living room & dining room with high ceilings & a garden door to a huge rear deck looking onto the lake. The large eat in kitchen has white European cabinets ceramic tiles. The main floor also features two large bdrms, a 4 pc main bath, a 3 pc ensuite, a large entry, and main flr laundry. There are two wide staircases leading to the upper level that feature a large family room with dance floor, a library/studio, two large bdrms with nooks, a 3 pc bathroom, wet bar with fridge & a very large bdrm over the garage that is undrflr heated. The basement is finished with a huge rec/games room, a wine room, office, 3 pc bath & several finished storage rooms. The 24'X30' garage is undrflr heated with floor drain. There is a long decorative concrete driveway, a ton of parking & RV parking & 3 large storage sheds.

Built in 1980

## Essential Information

MLS® #	E4376854
Price	\$1,950,900
Bedrooms	5



Bathrooms	5.00
Full Baths	5
Square Footage	4,436
Acres	0.00
Year Built	1980
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### **Community Information**

Address	3 Rustic Road
Area	Norglenwold
Subdivision	Norglenwold
City	Norglenwold
County	ALBERTA
Province	AB
Postal Code	T4S 1S5

### **Amenities**

Amenities	Bar, Dance Floor, Hot Tub, No Animal Home, No Smoking Home, Party Room, Recreation Room/Centre, Vinyl Windows
Parking	220 Volt Wiring, Double Garage Attached, Heated, Insulated, RV Parking
Is Waterfront	Yes

### **Interior**

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Fan-Ceiling, Freezer, Garage Control, Garage Opener, Stove-Electric, Washer, Window Coverings, Refrigerators-Two, Hot Tub
Heating	Forced Air-1, Natural Gas
Fireplace	Yes
Fireplaces	Brick Facing, Glass Door, Mantel
Stories	3
Has Basement	Yes
Basement	Full, Finished

### **Exterior**

Exterior	Brick
Exterior Features	Backs Onto Lake, Boating, Golf Nearby, Not Fenced, View Lake, Waterfront Property
Lot Description	Frnt-22'5"x12'2"x36'x52'
Roof	Asphalt Shingles
Construction	Brick
Foundation	Concrete Perimeter

### **Additional Information**

Date Listed	February 2nd, 2024
Days on Market	454
Zoning	Zone RUR6

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