

# \$1,950,000 - 3 Rustic Road, Norglenwold

MLS® #A2105480

**\$1,950,000**

6 Bedroom, 5.00 Bathroom, 4,436 sqft  
Residential on 0.33 Acres

NONE, Norglenwold, Alberta

Discover the perfect blend of elegance and comfort in this stunning 4,436 sq. ft. lakefront home, nestled in the sought-after Summer Village of Norglenwold at Sylvan Lake. With a full brick exterior and breathtaking lake views, this two-storey home is a rare find.

Step inside to a spacious sunken living room, a grand dining area with soaring ceilings, and a garden door leading to an expansive rear deck overlooking the water. The large eat-in kitchen features classic white European cabinetry and ceramic tile flooring. The main floor also includes two generously sized bedrooms, a 4-piece main bath, a 3-piece ensuite, a welcoming entryway, and a convenient main-floor laundry.

Dual wide staircases lead to an incredible upper level, complete with a vast family room and dance floor, a library/studio, two large bedrooms, a 3-piece bath, a wet bar with a fridge, and a spacious bedroom over the garage with in-floor heating. The fully finished basement offers even more space with a massive rec/games room, a wine room, an office, a 3-piece bath, and multiple finished storage rooms.

The 24' x 30' underfloor heated garage features a floor drain, while the long decorative concrete driveway offers plenty of parking, including RV space. The property is serviced by a 100' well for water supply, and the septic system connects directly to the Town of Sylvan Lake, with a new replacement pump included for added peace of mind. The beautifully



landscaped yard is complete with underground sprinklers, and three large storage sheds provide ample additional space.

This exceptional lakefront retreat offers an unparalleled lifestyle—don't miss your opportunity to own a piece of Sylvan Lake's finest.

Built in 1980

### Essential Information

MLS® #	A2105480
Price	\$1,950,000
Bedrooms	6
Bathrooms	5.00
Full Baths	5
Square Footage	4,436
Acres	0.33
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	3 Rustic Road
Subdivision	NONE
City	Norglenwold
County	Red Deer County
Province	Alberta
Postal Code	T4S 1S5

### Amenities

Parking Spaces	2
Parking	Additional Parking, Double Garage Detached, Driveway, Garage Door Opener, Heated Garage, Insulated
# of Garages	2
Is Waterfront	Yes
Waterfront	Beach Front

## Interior

Interior Features	Ceiling Fan(s), Double Vanity, No Animal Home, No Smoking Home, Storage, Sump Pump(s)
Appliances	Dishwasher, Freezer, Refrigerator, Washer/Dryer, Bar Fridge, Stove(s), Window Coverings
Heating	Forced Air, Boiler, In Floor, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Brick Facing, Living Room, Sealed Combustion, Wood Burning
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior Features	Private Yard, Boat Slip, Storage
Lot Description	Private, Beach, Irregular Lot, Lake, Landscaped, Underground Sprinklers, Waterfront
Roof	Asphalt Shingle
Construction	Brick
Foundation	Poured Concrete

## Additional Information

Date Listed	February 2nd, 2024
Days on Market	428
Zoning	R1

## Listing Details

Listing Office	Coldwell Banker Ontrack Realty
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