\$1,290,000 - 7 Songbird Green, Sylvan Lake

MLS® #A2186704

\$1,290,000

4 Bedroom, 2.00 Bathroom, 1,275 sqft Residential on 0.10 Acres

Sixty West, Sylvan Lake, Alberta

Introducing the Hawktail! This Vleeming Custom Home stands as a rare and remarkable exception at a time where homes often prioritize aesthetics over substance. Located in the serene, park-like surroundings of Sixty West at Sylvan Lake, this craftsman style bungalow is a testament to precision, longevity, and environmental stewardship that a Vleeming Custom Home is known for. For those who demand true quality homes that aren't just attractive but are built to perform... this home is it. Every detail - from its carefully selected materials to its masterful construction, reflects Vleeming's philosophy: that a home should serve its owners for generations, not just years. At its core, the Hawktail is engineered for true energy efficiency. Constructed with an insulated concrete form (ICF) foundation and ICE Panel wall system, it achieves insulation ratings far beyond typical standards, ensuring a consistent and comfortable indoor environment year round. Triple pane windows, a high-efficiency HVAC system, and a multi-layer roof insulation system (R76) complement the structure, working in harmony to minimize energy consumption, achieving performance metrics that set it apart from your average build. Sunlight filters through expansive windows, highlighting finely crafted woodwork and thoughtfully designed living spaces. The kitchen, a perfect blend of form and function, features quartz countertops, an induction cooktop, and custom cabinetry that reflects the







meticulously detailed planning behind every Vleeming home. The primary bedroom suite is a sanctuary, designed with both relaxation and purpose in mind. From the built-in wardrobes to the curbless walk-in shower in the ensuite, every element speaks to the foresight and attention to detail that defines the Hawktail. This is a home that anticipates its owners' needs, offering a lifestyle that is seamless and sophisticated, great for aging in place. The exterior spaces are equally thoughtful. A large, partially covered rear deck, framed by lush greenery, extends the living space outdoors. Built with vinyl decking and aluminum railings, it requires minimal maintenance, allowing its owner to focus on enjoying their surroundings rather than tending to them. Even the garage reflects the Hawktail's uncompromising standards. With heated epoxy floors, EV charger readiness, a design that accommodates a car lift, and sized to house your average truck, it is both practical and future-focusedâ€"a reflection of the home's overall ethos. The Hawktail is more than a showpiece. It's a demonstration of what's possible when quality, innovation, and sustainability come together. It's for those who value the long-term advantages of true energy efficiency, paired with a commitment to craftsmanship that is becoming increasingly rare. This home is not just built for todayâ€"it's built for decades to come. Experience the difference a truly exceptional home can make.

Built in 2023

Essential Information

MLS® # A2186704 Price \$1,290,000

Bedrooms 4

Bathrooms 2.00 Full Baths 2

Square Footage 1,275 Acres 0.10 Year Built 2023

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

Community Information

Address 7 Songbird Green

Subdivision Sixty West
City Sylvan Lake

County Red Deer County

Province Alberta
Postal Code T4S 0S6

Amenities

Parking Spaces 1

Parking 220 Volt Wiring, Heated Garage, Single Garage Attached, In Garage

Electric Vehicle Charging Station(s)

of Garages 1

Interior

Interior Features Built-in Features, Double Vanity, High Ceilings, Kitchen Island, No

Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks, Tray Ceiling(s), Vinyl

Windows, Walk-In Closet(s)

Appliances Double Oven, Induction Cooktop, Range Hood, Refrigerator,

Washer/Dryer Stacked

Heating In Floor, ENERGY STAR Qualified Equipment, Exhaust Fan,

Fireplace(s), Forced Air, Natural Gas

Cooling Central Air, ENERGY STAR Qualified Equipment

Fireplace Yes

of Fireplaces 1

Fireplaces Brick Facing, Electric, Living Room

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line

Lot Description Backs on to Park/Green Space, Landscaped, Lawn, No Neighbours

Behind, Rectangular Lot

Roof Asphalt Shingle

Construction Brick, Cement Fiber Board, Concrete, ICFs (Insulated Concrete Forms),

Metal Frame

Foundation ICF Block

Additional Information

Date Listed January 13th, 2025

Days on Market 220 Zoning R5

Listing Details

Listing Office Real Broker

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.