

\$849,900 - 63 Warbler Close, Half Moon Bay

MLS® #A2193864

\$849,900

5 Bedroom, 3.00 Bathroom, 2,554 sqft
Residential on 0.25 Acres

NONE, Half Moon Bay, Alberta

Experience unparalleled lakeside living in this architecturally distinctive residence, nestled just 100 meters from the sun-kissed shores of Sylvan Lake in the serene enclave of Half Moon Bay. A mere 7-minute drive from the vibrant Sylvan Lake townsite, this expansive home, professionally designed in the late 1970s, has been cherished by only three full-time resident owners.

Boasting 5 spacious bedrooms and 2.5 baths, the property is replete with remarkable features. The great room impresses with its soaring open-beam ceilings, a grand gas fireplace that spans an entire living room wall, and an abundance of large windows that seamlessly connect indoor and outdoor living, leading to multiple deck spaces.

The recently renovated kitchen is a culinary enthusiast's dream, featuring hickory cabinetry, gleaming granite countertops, and top-tier appliances. Adjacent to the kitchen, the conveniently located laundry room offers ample pantry storage.

The lower level presents an illegal suite with a separate entrance, ideal for guests desiring additional privacy. On the main level, five bedrooms provide versatile living options; one room, with its cozy loft, is perfectly suited as a library or reading nook.

Modern comforts include two rooftop air



conditioning units, and the roof itself was updated five years ago with durable asphalt shingles and flat torch-on membrane. The community offers 2 private beaches and outdoor pickle ball courts! Words scarcely capture the essence of this property; it truly must be seen to be fully appreciated.

Built in 1977

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2193864 |
| Price | \$849,900 |
| Bedrooms | 5 |
| Bathrooms | 3.00 |
| Full Baths | 2 |
| Half Baths | 1 |
| Square Footage | 2,554 |
| Acres | 0.25 |
| Year Built | 1977 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Split Level |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 63 Warbler Close |
| Subdivision | NONE |
| City | Half Moon Bay |
| County | Lacombe County |
| Province | Alberta |
| Postal Code | T4S 1S1 |

Amenities

| | |
|----------------|--------------------------------------------|
| Parking Spaces | 5 |
| Parking | Single Garage Detached, Garage Faces Front |
| # of Garages | 1 |
| Waterfront | Beach Access |

Interior

| | |
|-------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), No Smoking Home, Open Floorplan, Separate Entrance, Storage, Beamed Ceilings, Stone Counters, Jetted Tub |
| Appliances | Built-In Refrigerator, Dishwasher, Electric Range, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Central Air Conditioner, Bar Fridge, Double Oven, Electric Cooktop |
| Heating | Forced Air, Natural Gas, Central, Fireplace(s), In Floor |
| Cooling | Central Air, Rooftop |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas, Brick Facing, Great Room |
| Has Basement | Yes |
| Basement | Exterior Entry, Finished, Suite, Partial, Walk-Out |

Exterior

| | |
|-------------------|--------------------------------------|
| Exterior Features | Balcony, Courtyard, Private Yard |
| Lot Description | Back Yard |
| Roof | Asphalt Shingle, Flat Torch Membrane |
| Construction | Wood Frame, Cedar |
| Foundation | Poured Concrete, Slab |

Additional Information

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|----------------|---------------------|
| Date Listed | February 11th, 2025 |
| Days on Market | 65 |
| Zoning | R1 |

Listing Details

| | |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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