

# \$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

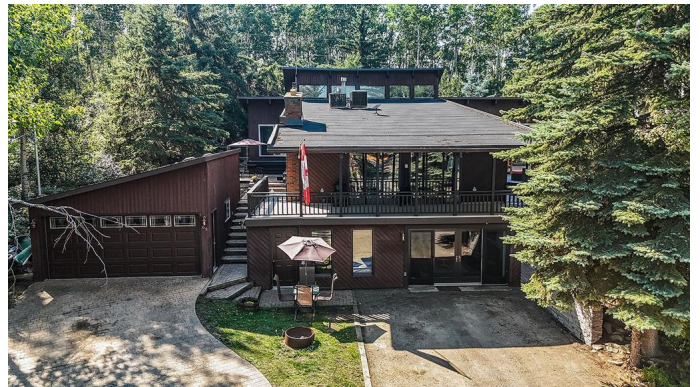
Experience unparalleled lakeside living in this architecturally distinctive residence, nestled just 100 meters from the sun-kissed shores of Sylvan Lake in the serene enclave of Half Moon Bay. A mere 7-minute drive from the vibrant Sylvan Lake townsite, this expansive home, professionally designed in 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

Date Listed	February 11th, 2025
Days on Market	67
Zoning	R1

## Listing Details

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

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.