



GRASSROOTS
REALTY GROUP

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23 Cole Way
Sylvan Lake, Alberta

MLS # A2304451



\$675,000

Division:	Crestview		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,265 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Cleared, Front Yard, Fruit Trees/Shrub(s), Landscaped, No Neigh		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R-L
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: Blinds

Amazing True-Line Bungalow previous showhome in the sought-after Crestview area of Sylvan Lake! This beautifully finished home showcases the exceptional craftsmanship and upgrades True-Line is known for, offering both style and functionality throughout ~ Step inside to discover 9’ main floor ceilings, luxury vinyl plank flooring, and a thoughtfully designed layout. The kitchen is a standout feature, complete with quartz countertops, dual undermount sinks, stainless steel appliances, and slow-close cabinetry ~ The primary suite offers a spa-inspired ensuite with quartz counters, a 5’ shower, and a spacious walk-in closet, creating a comfortable and well-appointed retreat. The convenience of main floor laundry adds to the home’s practicality ~ Downstairs, the walk-out lower level features in-floor heat already hooked up and running, along with a convenient bar area (plumbed for a wet bar) located just inside the patio doors—perfect for entertaining and seamless indoor-outdoor living ~ Enjoy outdoor living on your upper deck with aluminum railing and gas line for BBQ. overlooking the tree tops. Covered front veranda is a nice bonus! The home has a WALK-OUT BASEMENT and backs onto trees for added privacy! ~ Includes thoughtful extras like on-demand hot water, a water softener, HRV system and high-efficiency SunStop Argon-filled windows ~ Double front attached garage is drywalled and freshly painted. The professionally designed interior in this home truly makes it a showstopper ~ To top it off, the yard features apple trees, a plum tree, and raspberries, adding a charming, personal touch ~ This is an absolute must-see for anyone looking for a move-in ready home

with premium upgrades in a beautiful setting.