



**23 Cole Way**  
**Sylvan Lake, Alberta**

**MLS # A2304451**



**\$699,900**

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

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

**Inclusions:** Blinds

Amazing True-Line 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 ~&nbsp;Step inside to discover 9&rsquo; 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 ~&nbsp;The primary suite offers a spa-inspired ensuite with quartz counters, a 5&rsquo; shower, and a spacious walk-in closet, creating a comfortable and well-appointed retreat. The convenience of main floor laundry adds to the home&rsquo;s practicality ~&nbsp;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&mdash;perfect for entertaining and seamless indoor-outdoor living ~&nbsp;Enjoy outdoor living on your upper&nbsp;deck with aluminum railing&nbsp;and&nbsp;gas line for BBQ,&nbsp;overlooking the tree tops.&nbsp;&nbsp;Covered front veranda is a nice bonus!&nbsp;The home backs onto trees for added privacy and includes thoughtful extras like on-demand hot water, a water softener, HRV system and high-efficiency SunStop Argon-filled windows ~&nbsp;Double&nbsp;front&nbsp;attached garage is drywalled and freshly painted. The professionally designed interior in this home&nbsp;truly makes it a&nbsp;showstopper ~&nbsp;To top it off, the yard features apple trees, a plum tree, and raspberries,&nbsp;adding a charming, personal touch ~&nbsp;This is an absolute must-see for anyone looking for a move-in ready home with premium upgrades in a beautiful setting.