



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

119 Crestview Boulevard
Sylvan Lake, Alberta

MLS # A2305719



\$589,000

Division:	Crestview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,701 sq.ft.	Age:	2022 (4 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Closet Organizers, Double Vanity, Kitchen Island, Pantry, Recessed Lighting, Storage, Walk-In Closet(s)		

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Garage door opener

If you've been waiting for the right home in Crestview, 119 Crestview Boulevard is ready to impress. Located in one of Sylvan Lake's most family-friendly communities, this 2024 Somerset-built home offers the kind of lifestyle buyers are looking for. With easy access to walking trails, parks, schools, shopping, the golf course, and Highway 11, you're perfectly positioned to enjoy everything Sylvan Lake has to offer. Inside, the main floor features a bright, open-concept layout with modern finishes throughout. The kitchen is the heart of the home, complete with a large quartz island, sleek cabinetry, walk-in pantry, and stainless steel appliances ideal for both everyday living and entertaining. The living area is warm and inviting with an electric fireplace, while a convenient half bath and mudroom off the double attached garage add function to the space. Upstairs, you'll find three spacious bedrooms, including a primary suite designed for comfort with a walk-in closet and 4-piece ensuite. Two additional bedrooms, a full bathroom, and upper-floor laundry make this level practical for busy families. The unfinished basement offers a well laid out space with roughed-in plumbing, ready for your personal touch. Outside, the fully fenced yard provides room for kids, pets, and summer evenings on the deck. A quality-built Somerset home in a growing Sylvan Lake community.