



**44 Cole Way
Sylvan Lake, Alberta**

MLS # A2324468



\$579,900

Division:	Crestview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,609 sq.ft.	Age:	2019 (7 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Garden, Irrigation		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan		

Inclusions: Refrigerator, Stove(s), Dishwasher, Garage Door Opener, Garage Control(s), Garburator, Microwave, Window Coverings, Washer & Dryer, AC Unit

This custom-built, 1,609 sq ft, two-storey home delivers quality construction, a thoughtful family layout, and a south-facing rear exposure that fills the main level with natural light and 4-season sunshine. Don't worry about those dreaded heat issues because central air conditioning keeps the inside temps nice and consistent for maximum comfort. The bright, open-concept living area features a gas fireplace with an uncommon floor-to-ceiling tile surround, oversized windows, and clean modern finishes that hold up exactly the way good design should. The kitchen centres around a large granite island with generous counter space, stainless steel appliances, and eye-catching tile backsplash. The main floor connects directly to a covered patio with composite decking, a stamped concrete pad, and a private, fully landscaped yard backing onto private green space. Mature trees and established beds frame the outdoor living area. A functional and stylish mudroom with side-door access to a fenced dog run completes the main level. Upstairs, three well-proportioned bedrooms share the level with same-floor laundry and a four-piece bathroom finished in timeless tile. The primary suite includes a walk-in closet and an ensuite with double vanity and quality tile work throughout. Luxurious but easy to clean. The lower level is unfinished with tall ceilings and plenty of room to swing the clubs. The current owner uses it as their own indoor golf practice area. In-floor heating is roughed in with full under-slab foam insulation, making it an energy-efficient blank canvas for two more bedrooms, a rec room, home gym, golf simulator setup, or whatever fits your lifestyle. Double attached garage with drain round out the package. Crestview offers everything you want with green spaces, trails and easy access in and out of town. Perfect for families wanting great access to lake life, schools, and

trails. This home was built right, maintained well, and it shows.