



GRASSROOTS
REALTY GROUP

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1 Cole Way
Sylvan Lake, Alberta

MLS # A2324799



\$729,000

Division:	Crestview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,948 sq.ft.	Age:	2014 (12 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Corner Lot, Irregular Lot, Landscaped, No Neighbours Behind		

Heating:	In Floor, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, stove, built in dishwasher & microwave, window coverings, a/c, water softner, washer & dryer, garage opener & control

Former Falcon show home in desirable Crestview, this fully finished two story is just steps from greenspace and walking paths! This beautiful updated home offers a spacious foyer that opens into a bright and functional main floor with an open-concept layout. The kitchen features newly painted cabinetry, granite countertops, stainless steel appliances, a large island, and a convenient walk-through pantry leading to the boot room and laundry area. The dining space features a custom built in cabinets. The inviting living room is bright and anchored by a cozy fireplace, perfect for relaxing or entertaining. Fresh paint throughout the main and upper levels adds a modern touch. Upstairs you'll find three generous bedrooms plus a bonus room, including a spacious primary suite with a walk-in closet and a luxurious 5-piece ensuite complete with a soaker tub and separate tiled shower. One of the additional bedrooms also features a walk-in closet. The fully finished basement offers even more living space with a large family room, an additional bedroom with walk-in closet, full bathroom, and a versatile flex room that could easily serve as a fifth bedroom, office, or gym. Loaded with extras including air conditioning, in-floor heat, water softener, and built-in speakers throughout. The heated double garage adds comfort and convenience. Outside, enjoy the large fully fenced west-facing yard on a corner lot, complete with stone pillars—perfect for soaking up the afternoon and evening sun. This is a fantastic opportunity to own a former show home in a prime location! Easy access to the highway. Some pictures have AI staging to visual the comfort.