



**125 Hampton Crescent
Sylvan Lake, Alberta**

MLS # A2325168



\$494,900

Division:	Hampton Pointe		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,536 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Driveway, Garage Door Opener, Garage Faces Front, Sir		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Interior Lot, Lawn, No Neighbours Behind		

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

Inclusions: FRDIGE, STOVE, DISHWASHER, MICROWAVE

Not every new build feels like it was built for you. This one does. Three-bedroom, three-bathroom, 1,536 sq ft two-storey by Luco Homes in Hampton Pointe, Sylvan Lake. Move-in ready with the kind of finishes that don't feel like a starter. Quartz countertops. Mocha cabinetry. A maple-finished centre island with enough room to prep, gather, and let the morning coffee land before the day starts. Stylish black accents throughout, from the lighting fixtures to the cabinet hardware, giving every room a clean, modern edge. The open-concept main level connects the kitchen, living, and dining areas and opens to a pressure-treated wood deck built for summer evenings and weekend barbecues. A practical storage space off the attached garage keeps the entry organized, with a two-piece bath right where you need it. Upstairs, the laundry room features a window that fills the space with natural light, making it one of those rooms you actually don't mind spending time in. Three generously sized bedrooms share the upper level. The primary suite is your end-of-day reset. Walk-in closet. Private three-piece ensuite that feels like it belongs to a much bigger home. Close the door, take a breath, and leave the rest of the house behind. The oversized single attached garage includes a dedicated front storage area, perfect for a workbench, tools, or seasonal gear. Hampton Pointe puts you walking distance to trails, shopping, and minutes from the lake. New home warranty included. Qualifying buyers may be eligible for the federal GST rebate, putting thousands back in your pocket at closing. Brand new construction at a price point that makes sense, in Central Alberta's favourite lake community.