



GRASSROOTS
REALTY GROUP

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103 Crestview Boulevard
Sylvan Lake, Alberta

MLS # A2340483



\$599,900

Division:	Crestview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,723 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Gentle Sloping, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Low Flow Plumbing Fixtures, Quartz Counters		

Inclusions: CEILING FANS, CENTRAL AC

Welcome to this stunning home in a desirable new subdivision, where modern style meets everyday convenience. With parks just steps away, walking trails nearby, and easy highway access, this is a community designed for today's lifestyle. From the moment you arrive, the impressive curb appeal sets the tone. Step inside the grand foyer and discover a fresh, elegant interior with thoughtful design and stylish finishes throughout. The bright, open-concept main floor is truly the heart of the home. The chef-inspired kitchen features beautiful cabinetry, upgraded stainless-steel appliances including a low-level microwave, quartz countertops, and a large island perfect for meal preparation, entertaining, or gathering with family. The kitchen flows seamlessly into the dining area and spacious living room, highlighted by a trendy fireplace, custom window coverings, and a striking shiplap feature wall. Large windows fill the space with natural light, while patio doors off the dining area provide easy access to the backyard and huge deck, perfect for summer entertaining. A convenient half bathroom, generous closet space, and practical coat bench complete the main level. Upstairs, the impressive primary suite offers plenty of room for king-sized furniture, a walk-in closet, and a beautiful ensuite featuring a double vanity and spacious walk-in shower. You may be surprised by the generous size of the two additional bedrooms, complete with blackout blinds, and a well-appointed 4-piece bathroom. The laundry room is conveniently located on this level—no carrying laundry up and down the stairs! The heated garage with floor drain means no more scraping ice or climbing into a cold vehicle on winter mornings. The lower level is wide open and ready for your personal vision. Create the perfect family room, games room, home gym, office, additional bedroom, or whatever best suits

your lifestyle, the possibilities are endless. Outside, enjoy a beautifully landscaped and fenced yard with a huge deck, plenty of room to entertain, and space for summer fun. There's even room for a good old-fashioned slip-and-slide! This home is packed with extras, including central air conditioning, upgraded lighting, stylish feature walls, quality finishes, and thoughtful details throughout. Modern, comfortable, stylish, and move-in ready, this home truly has it all. Come take a look, you won't be disappointed!