



GRASSROOTS
REALTY GROUP

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117 Crestview Boulevard
Sylvan Lake, Alberta

MLS # A2345586



\$619,900

Division:	Crestview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,956 sq.ft.	Age:	2025 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Interior Lot, Landscaped, Lawn, Street Lig		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Silent Floor Joists, Vinyl Siding, Wood Frame	Zoning:	Narrow lot general
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	stove, fridge, bi dishwasher, microwave, washer/dryer, garage opener 2 controls		

Welcome to this stunning brand-new custom home built by Black Wolf Custom Homes in the desirable Crestview community of Sylvan Lake, offering modern finishes, thoughtful design, and plenty of space for the whole family. With immediate possession available, this home is move-in ready and waiting for its new owners. From the moment you step inside, the impressive front entrance sets the tone, featuring a spacious foyer, walk-in-closet, and built in bench - perfect for keeping everyday life organized. The bright, open-concept main floor offers seamless flow between the living, dining and kitchen areas, with an abundance of windows bringing in beautiful natural light. The heart of the home is the gorgeous kitchen, complete with a large quartz island, stainless steel appliances, and a butler pantry featuring its own sink and flexible space for a coffee bar, mini freezer, or wine fridge. The dining area faces west and opens directly onto the 10'x12' composite deck, overlooking the stunning retaining wall/fire pit area, creating an ideal spot to enjoy evenings and entertaining guests. Upstairs, you will find a spacious family room/bonus room with a convenient laundry closet, two additional bedrooms, and a four-piece bathroom. The primary suite provides a peaceful retreat with plenty of room for a king sized bed set, along with an oversized walk-in closet and a beautifully finished ensuite featuring dual sinks, glass standup shower, and private toilet area. The unfinished basement offers excellent future potential, with private access, making it ideal for additional living space, guests, teenagers, a home gym, or future development. Additional features include a high-efficiency furnace, rough-ins for air conditioning, and in-floor heating, and an insulated and drywalled garage complete with a floor drain and 220V outlet ready for EV charging. Bring the kids & dogs as the yard is

already fenced with grass and a firepit area completed. GST included with rebate to builder. 1-2-5-10 new home warranty.