



GRASSROOTS
REALTY GROUP

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15 Cole Way
Sylvan Lake, Alberta

MLS # A2349829



\$629,900

Division:	Crestview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,861 sq.ft.	Age:	2015 (11 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Closet Organizers, Dry Bar, Granite Counters, High Ceilings, Pantry, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Microhood, Dishwasher, Washer, Dryer, Bar Fridge, Central Vacuum + Attachments, All Window Coverings, TV Wall Mounts x 3, Garage Door Openers x 2., Garage Door Remotes

Welcome to this beautiful 5 Bedroom, 4 Bathroom Two Storey home in the family friendly community of Crestview. Perfectly situated on a private, fully fenced lot backing onto green space and walking trails with gorgeous lake views. Step inside to a grand entrance and a bright, open concept main floor filled with natural light. The spacious kitchen is made for everyday living and entertaining, featuring a large island with eating bar, granite countertops, stainless steel appliances, plenty of cabinet and counter space, and a corner pantry. The dining area flows seamlessly into the living room, where a cozy gas fireplace creates a warm and inviting space. Step outside onto the back deck and take in the peaceful lake views, perfect for relaxing or entertaining. A convenient 2-piece bathroom and mudroom with direct access to the attached double garage complete the main floor. Upstairs, the spacious primary suite is filled with natural light, with an abundance of windows perfectly positioned to take in the stunning lake views. A large walk-in closet and spa like 5-piece ensuite with dual sinks, soaker tub and separate shower complete this beautiful retreat. Two additional bedrooms share a 5-piece Jack and Jill bathroom, while the conveniently located upper floor laundry completes this level. The fully finished walkout basement offers even more living space with a large family room, dry bar with roughed in sink, two additional bedrooms and a 4-piece bathroom. Roughed in in-floor heat adds even more potential for comfort. Outside, enjoy the privacy of your fully fenced yard, backing directly onto trees, green space and walking trails. With beautiful lake views and plenty of space for the whole family, this is a home designed for both everyday living and entertaining in one of Sylvan Lake's newer communities.

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