



GRASSROOTS
REALTY GROUP

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85 Crestview Boulevard
Sylvan Lake, Alberta

MLS # A2349895



\$595,000

Division:	Crestview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,538 sq.ft.	Age:	2023 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Lawn, Level, Low Maintenance Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Animal Home, Quartz Counters, See Remarks		

Inclusions: NA

Welcome to this beautifully designed MODERN TWO-STORY HOME, perched nicely across the street from a park. Natural tones are accented with stonework and lush vegetation to create a warm and inviting exterior. A covered entryway invites you into the spacious foyer, setting the tone for the stylish and functional living spaces throughout. The oversized double garage offers plenty of indoor parking, and the BRAND NEW garage heater provides a cozy and comfortable place for working on projects. The heart of the home is the bright and contemporary kitchen, featuring crisp white shaker and soft-closing cabinetry, gleaming quartz countertops, and stainless steel appliances. The large island provides the perfect spot for casual meals, morning coffee, or gathering with family and friends. A charming barn door leads to the convenient walk-thru pantry, adjacent to the laundry room and garage, creating great flow and functionality. Enjoy meals in the dining area or step through the glass doors to the expansive patio, establishing an effortless connection between indoor and outdoor living. Imagine summer evenings entertaining and relaxing under this pretty pergola with partial coverage, along with the perk of the gas line for your barbecue. The fully fenced backyard provides a safe and private space for kids and pets to safely play. BRAND NEW underground sprinklers and luscious sod, along with mature bordering shrubs, offer easy maintenance. Rear alley access leads to a dedicated parking area, perfect for your RV or additional vehicles. A large shed provides storage for all of your yard equipment. Back inside, the living room is designed for both comfort and conversation. You will enjoy cuddling up around the cozy electric fireplace. A large picture window fills the space with natural light and offers a lovely outlook to the backyard. Upstairs you will find a thoughtfully designed

layout with three generous bedrooms, providing plenty of space for the whole family. The spacious primary suite offers a peaceful retreat, complete with a private 4-piece ensuite and large walk-in closet. Two additional bedrooms ensure comfortable accommodations for family, guests, or a home office. A 4-piece bathroom completes the upper floor plan, providing convenience and functionality for busy family living. The basement is drywalled and awaits your finishing touches, while providing exceptional storage space. Central Air keeps this home comfortable during those warm Summer months. Additional upgrades include Smart Home features for the sprinkler system & thermostat controls, along with built-in gem stone lights and beautiful window coverings. Ideally located in the sought-after neighborhood of Crestview, offering convenient access to parks, walking trails, schools, and highway 11. Modern style, thoughtful design, and a backyard made for enjoyment - this beautiful two-story home is one you'll want to see for yourself!