



GRASSROOTS
REALTY GROUP

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206 Cambridge Way
Sylvan Lake, Alberta

MLS # A2351579

\$379,900



Division:	Crestview		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,240 sq.ft.	Age:	2026 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Cleared, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Perimeter Wall	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Quartz Counters		

Inclusions:	N/A
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Welcome to 206 Cambridge Way in the desirable Crestview community of Sylvan Lake! Built by award-winning Falcon Homes, this brand-new 1,240 sq. ft. townhome offers 3 bedrooms, 2.5 bathrooms, modern finishes, and NO CONDO FEES! The thoughtfully designed main floor features a bright, open-concept layout that seamlessly connects the spacious living room, dining area, and beautifully appointed kitchen. Enjoy quartz countertops, a large island with eating bar, stainless steel appliances, ample cabinetry, and a built-in pantry, making this space perfect for everyday living and entertaining. Upstairs, you'll discover three generously sized bedrooms, including a comfortable primary suite with its own private ensuite featuring a tiled shower and glass door. Two additional bedrooms and a full bathroom provide plenty of space for family or guests. The unfinished basement offers excellent potential for future development, allowing you to customize the space to suit your needs. Outside, enjoy front yard landscaping, a divider fence, and a rear deck, providing a great space to relax or entertain. Located in the growing community of Crestview, residents enjoy nearby parks, playgrounds, walking trails, and convenient access to schools, shopping, restaurants, and Sylvan Lake's beautiful waterfront. Whether you're a first-time buyer, growing family, or investor, this property offers an exceptional opportunity to own a brand-new home in one of Sylvan Lake's most desirable neighbourhoods. Experience modern living, quality craftsmanship, and the convenience of a fantastic location at 206 Cambridge Way! Photos and Rendering are representative.