



GRASSROOTS
REALTY GROUP

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38 Cole Way
Sylvan Lake, Alberta

MLS # A2352085

\$649,900

Division:	Crestview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,792 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped, No Neig		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Kitchen Island, Pantry, Quartz Counters		

Inclusions: Hot Tub

Welcome to 38 Cole Way in Sylvan Lake! This spacious two-storey home offers 4 bedrooms, 3.5 bathrooms, and a functional layout with plenty of room for the whole family. The kitchen is both stylish and functional, featuring quartz countertops, stainless steel appliances, a tile backsplash, a good-sized island, and a walk-in pantry, providing plenty of workspace and storage for everyday living and entertaining. Upstairs, you'll find the primary bedroom complete with a walk-in closet and 4-piece ensuite, along with two additional bedrooms, another 4-piece bathroom, and a versatile loft area that could be used as a reading nook, home office, or additional family space. The fully developed basement adds even more living space, featuring a fourth bedroom, a 3-piece bathroom, and a large family or recreation room. Recent updates include fresh paint in the dining room and bathrooms, updated bathrooms, and newer basement flooring, with the added comfort of in-floor heat. A heated double attached garage, central air conditioning, and central vacuum round out the features of this well-equipped home. With its spacious layout, flexible living areas, and thoughtful updates, this home offers comfort and functionality for families at every stage.