



GRASSROOTS
REALTY GROUP

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83 Cole Way
Sylvan Lake, Alberta

MLS # A2215624



\$829,900

Division:	Crestview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,728 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front, Heated Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Greenbelt, No Neigh		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, Kitchen Island, No Smoking Home, Pantry, Wet Bar		

Inclusions: Shed

Welcome to your dream home located in the highly sought-after Crestview neighborhood of Sylvan Lake. This stunning property features 5 spacious bedrooms and 3.5 bathrooms, offering ample space for families of all sizes. The oversized garage provides plenty of room for vehicles and additional storage needs. As you step inside, you'll be greeted by a large entryway that leads to an expansive and inviting main floor living room, perfect for relaxation and entertaining. The heart of the home is the large kitchen, which boasts a beautiful granite island that serves as an ideal gathering spot for family and friends. A convenient walk-through pantry adds functionality to this culinary space. On the upper floor, you'll find a cozy family room that creates a perfect atmosphere for family activities or movie nights. The basement is designed for entertainment, featuring a recreational room complete with a wet bar, making it an excellent space for hosting gatherings and celebrations. One of the standout features of this home is the breathtaking park-like views visible from every window, providing a serene and picturesque setting that enhances everyday living. Situated on what is considered the best lot in the desirable Crestview area, this property combines privacy with the convenience of nearby amenities.