



GRASSROOTS
REALTY GROUP

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19 Cole Way
Sylvan Lake, Alberta

MLS # A2233021



\$579,900

Division:	Crestview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,517 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, See Remarks		

Heating:	Central, Forced Air, See Remarks	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	See Remarks, Unfinished, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, See Remarks, Vinyl Siding, Wood Frame	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, See Remarks		

Inclusions: none

Brand New Build in Crestview & Sylvan Lake 3 Bed | 2 Bath | 1,517 Sq Ft | Walk-Out Basement | Heated Double Garage Step into modern comfort with this beautifully crafted brand-new 2-storey home located in the sought-after Crestview community of Sylvan Lake. With 1,517 sq ft of thoughtfully designed living space, this home blends stylish features with everyday functionality. The main floor welcomes you with a spacious front entry and 9-foot ceilings, enhancing the open-concept feel throughout. The chef-inspired kitchen features quartz countertops, soft-close cabinetry, and a subway tile backsplash. Stainless steel appliances include a new fridge, dishwasher, and a range with a microwave hood fan. Durable vinyl plank flooring flows throughout the main level, perfect for busy households. Off the kitchen, step onto a 12' x 18' deck, ideal for entertaining and complete with a gas BBQ hookup. The rear entry includes a convenient laundry area, built-in bench, and coat hooks—keeping your home neat and organized. Upstairs, you'll find a generous primary suite with a walk-in closet, private ensuite, and lake views from the bedroom windows. Two additional bedrooms offer plenty of space for family or guests and are finished with cozy, plush carpeting. The walk-out basement has painted floors with drywalled exterior walls and electrical outlets already installed—ready for your finishing touches. The walk out to your ground-level backyard and enjoy warm summer evenings. Additional features include a double heated garage, and front and rear yard landscaping, poured concrete driveway, retaining wall and sidewalks. This is your chance to own a beautiful new home just minutes from Sylvan Lake's shores, shopping, schools, and recreation.

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