



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

119 Crestview Boulevard
Sylvan Lake, Alberta

MLS # A2250954



\$615,000

Division:	Crestview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,572 sq.ft.	Age:	2024 (1 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Closet Organizers, Kitchen Island		

Inclusions: Dishwasher, Stove, Microwave, Refrigerator, Garage Door Openers, Washer and Dryer

Welcome to Crestview, where modern living meets lakeside charm! This 2024-built home offers a rare chance to enjoy a fresh start with new home warranty still in place. Step inside and be greeted by bright, modern finishes, an inviting electric fireplace, and large windows that make the space feel open, airy, and full of natural light. The stylish kitchen features a pantry, large island, and sleek design, making it both functional and beautiful. Upstairs you'll find 3 spacious bedrooms and 2 full bathrooms, including a comfortable primary suite, while the half bath on the main floor adds extra convenience. The unfinished basement is roughed in and ready for your personal touch. Outside, you'll love the double car garage, fully fenced yard, and private setting that backs onto a natural area with no neighbours behind you. A nearby park adds even more family-friendly appeal, while your deck is perfect for summer BBQs after a day at the beach. The front landscaping adds to the relaxing Sylvan Lake vibe, making this home a true retreat. With everything brand new and move-in ready, all that's left is to settle in and start enjoying Sylvan Lake living.