



GRASSROOTS
REALTY GROUP

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**103 Crestview Boulevard
Sylvan Lake, Alberta**

MLS # A2252637



\$579,000

Division:	Crestview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,674 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, Open Floorplan, See Remarks, Vinyl Windows, Walk-In Closet(s)		

Inclusions:	N/A
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Welcome to #103 Crestview Boulevard, Sylvan Lake - a beautiful, well kept Somerset Homes built 2-storey, situated on a sunny, west rear exposed lot in the picturesque subdivision of Crestview! This home is loaded with fantastic features and upgrades! The main floor boasts a wide open floorplan with beautiful cabinetry and large quartz island in the kitchen, updated stainless appliances, a trendy fireplace in the main living space, tons of large windows that soak the home in sunlight, a handy locker room just off the garage, and large patio doors. The upper level hosts 3 bedrooms, laundry area, and a 4 piece bathroom. The primary bedroom features large windows, a 4 piece ensuite with dual vanities, and a walk in closet. Large 2 car garage is fully insulated and drywalled. Home backs on to a paved lane. This property is also conveniently located near schools, shopping, the golf course, and it fronts onto the many kms of walking trails and park. The Sylvan Lake Disc Golf Course is just a short walk away too! If you are a commuter, HWY 11 is close by as well! A great family home, in a great location, at a great price!