



GRASSROOTS
REALTY GROUP

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41 Cole Way
Sylvan Lake, Alberta

MLS # A2263994



\$819,900

Division:	Crestview		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,496 sq.ft.	Age:	2016 (9 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Beamed Ceilings, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Sauna, See Remarks, Storage, Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	Fridge, Stove, Dishwasher, Microwave, Blinds/Window Coverings		

EXCEPTIONAL 10/10 FULLY FINISHED, TWO STOREY HOME WITH FULLY FINISHED BASEMENT, BACKING ON TO GREENSPACE! Presenting a flawless home in the picturesque Crestview community of Sylvan Lake—this 2496sqft (plus basement), 4 bedroom, 4 bathroom home is fully upgraded, and meticulously finished, leaving no stone unturned. Pride of ownership is very evident in this perfectly kept home, like new condition. Step into a large entryway that leads to a modern, open-concept design with rich vinyl floors covered in tons of natural light from large windows, overlooking the rear greenspace. The home's neutral color palette and high-end finishes enhance its appeal. The chef's kitchen is a standout feature, showcasing an abundance of cabinets and counter space, a stylish tiled backsplash, and elegant quartz countertops. It is equipped with stainless steel appliances with gas stove, an under-mount sink, and a large walk-through butler's pantry with tons of storage space and extra counters. The large island with eat up bar is perfect for casual dining and socializing. The adjacent living room, complete with a stunning gas fireplace with wrap around mantle, shelving, and full stone wall - extends up to the oversized, open beam ceiling with speaker system throughout, flowing seamlessly into the expansive dining area. The main level also includes a well-appointed mudroom, extra storage, as well as a conveniently located bathroom. Upstairs, you'll find 3 spacious bedrooms, including a luxurious master suite. The master features a stunning 4-piece ensuite with heated tile floor, quartz countertops, a custom tiled steam shower, and an extensive walk-in closet. The upper level also includes a 5-piece bathroom with double sinks and quartz countertops, 2 spacious bedrooms with built in bench with storage, perfect

games/great room, and large laundry room. The fully finished basement offers a perfect retreat with a generous living room/media room, wet bar, an additional oversized bedroom, 4 piece bathroom, and a gorgeous 2 tiered bench sauna. Extra features include In-floor heat, speakers throughout with multiple zone sounds system, extensive lighting controls in each room with fully integrated smart security features, newer hot water tank, water softener, HRV, A/C, mirrored finish tint on south windows, and more! The oversized fully finished, attached garage is heated, central vac, sink, and epoxy finished floor - perfect for all your toys. Head out back and enjoy the greenspace view with huge maintenance free partially covered deck with privacy shades, electric heaters, and beautiful lighting - overlooking the fully finished yard with vinyl fence, planters, and tons of storage. Located close to walking trails, parks, and schools, this home perfectly combines luxury and convenience. Don't miss the chance to make this exceptional property your own.