



GRASSROOTS
REALTY GROUP

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**23 Hampton Crescent
Sylvan Lake, Alberta**

MLS # A2268257



\$385,000

Division:	Hampton Pointe		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,005 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Street Lighting		

Heating: In Floor Roughed-In, Forced Air, Natural Gas

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Shingle Siding, Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), Laminate Counters, No Animal Home, Pantry, Storage, Vaulted Ceiling(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R5

Utilities: -

Inclusions: Lawn Mower, BBQ, Furniture Negotiable

Welcome to 23 Hampton Crescent – A Stunning Bi-Level by Asset Builders. Nestled in one of Sylvan Lake’s most desirable communities, this beautifully maintained 4-bedroom, 2-bathroom bi-level offers the perfect blend of comfort, style, and functionality. Whether you’re a growing family, professional couple, or investor, this home is designed to impress inside and out. Step inside to a warm and inviting entry with an open view to both levels and a convenient coat closet. The upgraded spindle staircase leads to a bright main floor filled with natural light. The spacious living room with vaulted ceilings flows effortlessly into the dining area, highlighted by extra windows and a seamless connection to the well-appointed kitchen. The kitchen features a pantry with custom wood shelving, newer fridge with water line, modern lighting, and decorative niches that add a designer’s touch. Patio doors lead to your covered deck, perfect for family BBQs or relaxing evenings overlooking the yard. The primary suite is generously sized with dual his-and-hers closets, while a second bedroom and a beautifully upgraded 4-piece bathroom with tile surround, rain shower, full-length mirror, and ample cabinetry complete the main floor. Downstairs, the fully finished basement offers a large family room, spacious third bedroom, and a flex room ideal for a home office or gym. You’ll also find a second 4-piece bathroom, under-stair storage, and multiple closets for added convenience. The painted concrete floors are ready for your personal finishing touch. Modern comforts include a serviced furnace (2024), in-floor heat, central air conditioning, Maytag washer and dryer, and roughed-in central vac. Outside, enjoy a fully fenced yard (new in 2021) with paved back-alley access, under-deck storage, and space to soak in beautiful west-facing sunsets—a perfect way to end

the day. Located close to parks, schools, shopping, and Sylvan Lake's waterfront, this home offers both a vibrant lifestyle and everyday convenience. 23 Hampton Crescent is more than a home, it's a reflection of thoughtful design, quality craftsmanship, and timeless appeal. Whether you're searching for your next family home or a smart investment, this property delivers exceptional value in one of Sylvan Lake's most sought-after neighborhoods.