



GRASSROOTS
REALTY GROUP

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119 Crestview Boulevard
Sylvan Lake, Alberta

MLS # A2273090



\$594,000

Division:	Crestview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,701 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, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Closet Organizers, Double Vanity, Kitchen Island, Pantry, Recessed Lighting, Storage, Walk-In Closet(s)		

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Garage door opener

Welcome to 119 Crestview Boulevard—modern, comfortable living in one of Sylvan Lake’s most family-friendly communities. Built in 2024 by Somerset Homes, a highly respected builder known for their high-quality craftsmanship and thoughtful design, this home offers a fresh, contemporary feel from the moment you walk in. The main floor features an inviting open layout with bright windows, clean modern finishes, and an electric fireplace that adds warmth and style. The kitchen showcases a large quartz island, sleek cabinetry, walk-in pantry, and stainless steel appliances—perfect for everyday living and entertaining. A convenient half bath and a functional mudroom off the double attached garage complete the main level. Upstairs, you’ll find three spacious bedrooms, two full bathrooms, and upper-floor laundry. The primary suite offers a calm retreat with large windows, a walk-in closet, and a well-appointed 4-piece ensuite. The unfinished basement is framed by a thoughtful layout and roughed-in plumbing, ready for your personal touch. Outside, the yard is fully fenced with plenty of space for kids, pets, and summer BBQs on the deck. Crestview offers easy access to walking trails, playgrounds, schools, shopping, the golf course, and quick access to Hwy 11—perfect for commuters and families who love being close to everything Sylvan Lake has to offer. A quality-built Somerset home in a fantastic location—this is modern Sylvan Lake living at its best.