



**25 Cole Way  
Sylvan Lake, Alberta**

**MLS # A2278735**



**\$575,000**

<b>Division:</b>	Crestview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,694 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front, Heated Garage, Off Street		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, City Lot, Rectangular Lot		

<b>Heating:</b>	In Floor, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Pantry, Soaking Tub		
<b>Inclusions:</b>	N/A		

Live at the lake with a lake view! This beautiful walkout two-storey home captures scenic glimpses of the lake and surrounding trees from the upper floors. From the moment you step inside, the spacious entry and open staircase create a grand first impression. The main floor features an open-concept layout with the kitchen, dining, and living areas flowing seamlessly together—ideal for everyday living and entertaining. The kitchen offers ample cabinetry, a large island with seating, corner pantry, stainless steel appliances which include a newer fridge (2023) with water and ice. Hardwood flooring extends through the kitchen, dining, and living room, where you'll also find a cozy gas fireplace with TV hook ups above and a large window that fills the space with natural light. The dining area opens onto the upper deck through the garden door. A convenient powder room and access to the attached garage complete the main level. The garage is generously sized at 22' x 28'2" and features in-floor heat. Upstairs, the spacious primary bedroom showcases lake views and includes a 5-piece ensuite with double vanity, soaker tub, and separate shower, along with a walk-in closet. The additional upper bedrooms share a Jack-and-Jill bathroom with a separate water closet. A dedicated laundry room completes the upper floor. The walkout basement is partially finished and includes a bedroom and full bathroom completed in 2024. It opens onto a lower deck and a fenced yard backing onto mature trees—offering privacy and a peaceful outdoor setting. Additional highlights include a in-floor heat in the basement (and garage) new hot water tank in 2025, a stone fire pit, fruit trees, and garden beds. This home offers the perfect blend of space, comfort, and lake-area living.