



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

25 Cole Way
Sylvan Lake, Alberta

MLS # A2278735



\$575,000

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

Heating:	In Floor, Forced Air, Natural Gas
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Stone, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Double Vanity, Kitchen Island, Pantry, Soaking Tub

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1A
Utilities:	-

Inclusions: 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.

Copyright (c) 2026 . Listing data courtesy of Century 21 Maximum. Information is believed to be reliable but not guaranteed.