



GRASSROOTS
REALTY GROUP

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

20 Cole Way
Sylvan Lake, Alberta

MLS # A2287620



\$669,000

Division:	Crestview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,877 sq.ft.	Age:	2020 (6 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R5 - NARROW LOT GENERAL R
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Sump Pump(s), Walk-In Closet(s), Wired for Sound		
Inclusions:	N/A		

****OPEN HOUSE - SATURDAY, FEB 21, 1-3 PM**** Welcome to this stunning Abbey Platinum built 2021 BILD Central AB Award winning, fully developed home! This two story home features 4 bedrooms, 3.5 bathrooms, double attached heated garage, backs on to green space with walking paths and disc golf, electric fireplace (roughed in for gas), A/C, wired for sound on main level, water softener, and more! No detail has been spared. The main level features an inviting and open concept area with sun pouring in from the south facing window's. Here you will find a welcoming foyer, leading in to the stunning kitchen, dining area, and living room. Just off of the kitchen you will find a pantry, as well as an eye catching butler's pantry, powder room, and mudroom. Moving to the upper floor, you will be greeted with a family flex room, surrounded by the primary (with attached 3 piece ensuite), 2 other bedrooms and a 4 piece bathroom. The laundry room is also enclosed here with additional soundproofing, as well as a folding counter and cupboard space. All three bedrooms up here include walk-in closets, double blinds w/ blackout, as well as sensor lighting in the bathrooms. Down in the 9' high finished basement you will find an additional recreation space, the fourth bedroom, another 4 piece bathroom, storage space, as well as an additional flex room that has been transformed into the ultimate play room! This beautiful home is not one to be missed. It is also conveniently located close to schools, easy access to highways and shopping, and just a 5 minute drive down to the lake!