



**6 Craig Road  
Sylvan Lake, Alberta**

**MLS # A2291383**



**\$679,900**

<b>Division:</b>	Crestview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,577 sq.ft.	<b>Age:</b>	2017 (9 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Landscaped, Lawn		

<b>Heating:</b>	In Floor Roughed-In, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1A
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Pantry, Quartz Counters, See Remarks, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Hot Tub (as is), Playstructure, Shed

Classy in Crestview! Welcome to this spacious and beautifully designed Havanbuilt 5 bedroom, 3 bathroom modified bi-level that perfectly blends style, comfort, and functionality. Inside, soaring vaulted ceilings and large windows create a bright and welcoming atmosphere throughout the main living spaces. The heart of the home is the thoughtfully designed with the kitchen featuring a charming dormer window, elegant quartz countertops, a custom range hood, large walk in pantry, stainless steel appliances (all less than two years old)&mdash;perfect for both everyday living and entertaining, and the adjacent living and dining spaces create a warm and inviting atmosphere for the family. The living room is the focal point in this beauty, with a beautiful gas fireplace and floor to ceiling rock wall! The spacious primary bedroom is its own private retreat, tucked away on the upper level, and offers tons of natural light, a walk in closet, and a luxurious ensuite featuring a double vanity, tiled shower, and a relaxing soaker tub. Two additional bedrooms and a full bathroom complete the main level, along with a convenient main-floor laundry room with quartz countertops and sink adding practicality to everyday living. The fully developed lower level walkout adds incredible living space, offering two additional bedrooms&mdash;both with walk-in closets&mdash;plus a full bathroom, making it ideal for guests, teens, or extended family. The utility room is also large and offers tons of storage for the growing family. Additional features include a widened driveway, A/C, upgraded window coverings, insulated bedrooms for soundproofing and some solid wood doors throughout the home. Step outside to your beautifully landscaped backyard oasis! The yard has been professionally maintained with Green Drop lawn care and includes tons of solar lighting, a garden bed, fire pit, play structure for

the kids, and a shed on a concrete pad. Poured concrete stairs run along both sides of the house for easy access for your guests for those summertime bonfires. The fully fenced yard has three points of access, including back alley access too! Outdoor living is truly exceptional with a fully covered upper AND lower deck, perfect for relaxing or entertaining, plus a lower concrete patio featuring a 10' x 10' hot tub (included)—creating the ultimate space to unwind year-round. The location is also great as this property is located not far from Sylvan Lake's miles of walking trails, the disc golf course, schools, parks/playgrounds, Meadowlands Golf Course, and it is just a short drive out to HWY 11 and HWY 20. An opportunity to own a rare, highly upgraded modified bi-level in pristine condition with 5 bedrooms, and perfectly balances comfort, style, and exceptional outdoor living.