



**57 Hampton Crescent
Sylvan Lake, Alberta**

MLS # A2292299



\$449,900

Division:	Hampton Pointe		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,473 sq.ft.	Age:	2017 (9 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Central Vacuum, Closet Organizers, Kitchen Island, Laminate Counters, Open Floorplan, Sump Pump(s), Walk-In Closet(s)

Inclusions: kenetico filtration system, Air BNB Furnishings & cookware

LAKE LIFE IS CALLING! FULLY FURNISHED, TURN KEY INVESTMENT PROPERTY! Located on a quiet crescent, this well-maintained two-storey home offers a bright, modern layout and excellent indoor and outdoor living spaces. The welcoming front entry leads into an open main floor filled with natural light, featuring a living room with a striking floor-to-ceiling stone gas fireplace. The space flows seamlessly into a generous dining area and a stylish kitchen overlooking the backyard. The kitchen is well equipped with stainless steel appliances, reverse osmosis water filtration, a corner pantry, ample counter space, and a central island with seating. Contemporary cabinetry with white uppers, grey lowers, and a classic subway tile backsplash completes the modern look. Step outside to a two-tiered deck with gas BBQ hookup and patio lighting, creating a great space for entertaining. The fully fenced backyard offers privacy with no neighbours directly behind and paved back-lane access to the large double detached garage, which is insulated, drywalled, wired for 220V, roughed in for heat, and includes built-in shelving. There is also room for RV parking. Exterior hot and cold water taps add extra convenience. Upstairs, you’ll find three spacious bedrooms, including a primary suite with large windows, ceiling fan, a four-piece ensuite, and two closets including a walk-in. A second full bathroom and upper-level laundry complete the floor. The unfinished basement provides great potential for future development with rough-ins for in-floor heating, central vacuum, and a sump system. With its functional layout and flexible living spaces, this property also presents an excellent opportunity as an investment property or potential short-term rental (summer guest will love that this home has Air Conditioning). This is a rare find! Be sure to check out the virtual tour!