



**115 Crestview Boulevard  
Sylvan Lake, Alberta**

**MLS # A2297977**



**\$659,900**

<b>Division:</b>	Crestview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,059 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Door Opener		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas, Solar	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** Stove, fridge, bi dishwasher, bi microwave, washer/dryer

When quality truly matters, this stunning 2059 sq ft two-storey offers immediate possession and exceptional craftsmanship throughout. A spacious front entry with ample storage and mudroom access welcomes you into a bright, open-concept main floor designed for effortless entertaining. The show-stopping kitchen features ceiling-height cabinetry, a large centre island with eating bar, waterfall quartz countertops, and stainless steel appliances, including a fridge with water and ice. A convenient walkthrough pantry connects directly to the garage—perfect for unloading groceries with ease. Upstairs, enjoy a cozy bonus room ideal for movie nights or relaxing with family. The luxurious primary suite boasts a walk-in closet and a spa-inspired 5-piece ensuite complete with dual sinks, a glass door shower, deep soaker tub, and heated floors. Two additional spacious bedrooms, a full bathroom, and a dedicated laundry room complete the upper level. The unfinished basement offers 9’ ceilings and a separate side entry, presenting incredible potential for a future suite, home business, or additional living space. Outside, the west-facing backyard is already fenced and will be finished with sod—ready for your personal touch, whether it’s a firepit, garden, or outdoor retreat. Enjoy low-maintenance composite decking at both the front and back, plus an insulated and boarded garage with furnace rough-in and EV readiness. This forward-thinking home also includes solar panels for long-term energy savings, along with an energy-efficient furnace, hot water tank, A/C rough-in, and a 10-year new home warranty for peace of mind. Built by Black Wolf Custom Homes and located in the sought-after community of Crestview, you’ll love the abundance of walking and biking trails, playgrounds, proximity to schools and future high schools, all

town amenities, and Sylvan Lake. With easy highway access, you're just minutes to Red Deer or a quick escape west to the mountains. Taxes to be assessed.