



**123 Hampton Crescent  
Sylvan Lake, Alberta**

**MLS # A2302744**



**\$509,900**

<b>Division:</b>	Hampton Pointe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,712 sq.ft.	<b>Age:</b>	2026 (0 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Garage Door Opener, Off Street, Single Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Interior Lot, Open Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** Dishwasher, Microwave, Refrigerator, Stove

Four bedrooms upstairs in a brand new home at this price point in Sylvan Lake is rare, but having four bedrooms on one level is just the beginning. The jaw-dropping kitchen with its sweeping gold-veined white quartz counters flow seamlessly into two-toned white and warm stained cabinetry is the kind of finish that makes people forget they ever considered an older home. Black matte fixtures and hardware, a stunning stone tile backsplash, and a stainless appliance package pull it all together making this the heart of the home. The open main floor connects kitchen, dining, and living in a way that just makes sense, easy for everyday life and effortless for entertaining. Warm vinyl plank flooring runs throughout the entire home, tying every space together with a cohesive, modern feel. The spacious main floor laundry room can double as a back pantry or mudroom, whichever helps to keep the chaos contained. Upstairs, all four bedrooms are thoughtfully sized and the primary suite has a deep walk-in closet and a private 4-piece ensuite. A second full 4-piece bath serves the remaining three bedrooms. Each bathroom is finished with the same stylish quartz countertops and black hardware that ties the whole home together. The attached garage with stylish black overhead door not only adds to the curb appeal but sure is nice to keep the unexpected snow and rain off the vehicle when unloading groceries or hockey gear. The full unfinished basement is wide open and ready for whatever your family needs next, but with the 4th bedroom already done you may never need the extra space. New Home Warranty. Immediate possession. New GST Rebate applicable. Outstanding value.