



26 Cole Way
Sylvan Lake, Alberta

MLS # A2304029



\$579,900

Division:	Crestview		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,485 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Underground Sprink		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Walk-In Closet(s)		

Inclusions: Call Seller Directly

Click brochure link for more details** Welcome to this beautiful 2-storey home in a sought-after family neighbourhood, offering rare privacy with no neighbours behind you backing onto an expansive green space with walking and biking trails connecting to multiple parks close by. The open-concept main floor is bright and inviting, featuring large windows, 9' ceilings, and a functional layout perfect for everyday living and entertaining. The kitchen includes maple cabinetry, an extended eating bar, stainless steel appliances and a convenient walk-through pantry. The sunny dining area leads out to a 10' x 14' deck and a 16' x 20' patio perfect for outdoor living. Designed for both relaxing and entertaining there is plenty of space for outdoor furniture and features a storage shed. This south facing retreat enjoys sun from morning through evening, making it perfect for summer days. Upstairs you will find 3 bedrooms, including a comfortable primary retreat with a walk-in closet and private ensuite, plus the added convenience of upper-floor laundry. The basement features 9' ceilings, a 50-gallon hot water tank and adds even more living space, with a 4th bedroom and family room. Additional features include central air conditioning for year-round comfort and a heated double attached garage, a huge bonus during Alberta winters. This home offers the perfect combination of space, comfort, location, close to schools, parks and all amenities, while backing onto nature for added privacy and lifestyle.