



**GRASSROOTS**  
REALTY GROUP

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**50 Cole Way**  
**Sylvan Lake, Alberta**

**MLS # A2128590**



**\$535,000**

<b>Division:</b>	Crestview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,178 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, No Neighbours Behind, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Pergola, Attached Garage Wooden Shelving and Work Bench, TV Mounts (x2)

Welcome to this meticulously designed bungalow nestled in a serene neighborhood, where every aspect has been carefully curated to offer comfort and convenience. Upon entering, you'll be greeted by a spacious foyer, hinting at the expansive layout that awaits. The living room beckons with its inviting gas fireplace, providing the perfect ambiance for relaxation. Durable vinyl plank flooring spans the entirety of the home, marrying style with durability. The kitchen is a culinary haven, featuring a fully tiled backsplash and upgraded pot drawers on the island, adding both sophistication and functionality. Modern amenities include a newer fridge and a whisper-quiet dishwasher, enhancing the efficiency of daily tasks. The primary bedroom boasts a walk-in closet with custom built-ins, accompanied by a second smaller closet and a luxurious 3-piece bathroom. Additionally, the main floor encompasses two more bedrooms, one of which could easily transition into a home office, as well as a guest bath and a convenient laundry room offering additional storage space. Descending to the lower level, you'll discover a spacious family room, ideal for entertaining or quiet evenings at home. Two generously sized basement bedrooms, each featuring step-in closets, ensure privacy and comfort for guests or family members. Additional amenities include central air conditioning for year-round comfort, in-floor heating in the basement for added coziness, and a water softener ensuring pristine water quality throughout the home. Outside, the covered patio with epoxy flooring and pergola provides a tranquil retreat, offering privacy and sunshade while overlooking the lush green space beyond the yard. The fully fenced yard, enclosed with vinyl fencing, ensures both security and serenity. With a double heated garage and a sizable basement storage room, this home offers ample space to

accommodate all your belongings. Don't miss this opportunity to make this stunning property your forever home!