



GRASSROOTS
REALTY GROUP

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**146 Hampton Crescent
Sylvan Lake, Alberta**

MLS # A2147178



\$500,000

| | | | |
|------------------|---|---------------|------------------|
| Division: | Hampton Pointe | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,636 sq.ft. | Age: | 2019 (5 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Lawn, Landscaped, Level | | |

| | | | |
|--------------------|--|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Linoleum, Tile, Vinyl | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Mixed | Zoning: | R5 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Sump Pump(s), Vinyl Windows, Walk-In Closet(s) | | |

Inclusions: .

Prime Location, this beautiful 4 bedroom, 3 1/2 bath home is designed for both luxury and practicality. Key features include: Mudroom with Family Cubbies. Perfect for organizing coats, shoes, and school bags, this functional space helps keep the home clutter-free. Fully Landscaped Yard. Enjoy an outdoor oasis that is meticulously landscaped for aesthetics and relaxation. Attached Double Heated Garage convenient and spacious for vehicle storage and additional storage needs. Second Floor Laundry No more lugging laundry up and down the stairs! This feature enhances convenience and efficiency. Walk-Through Walk-In Closet Leading to Primary Suite. The primary room is the ultimate in bedroom luxury. The Ensuite with dual sinks provides added convenience for couples or families, making morning routines smoother and quicker. Central Air Conditioning, Enjoy a cool and comfortable home environment all year round. Gas Fireplace adds warmth and ambiance to the living space, making it cozy during cooler months. Open concept Kitchen w/Large Kitchen Island Ideal for food preparation, entertaining guests, and casual dining. Beautiful White Cabinetry Offers a classic and clean look that complements a variety of kitchen styles. Fully Tiled Backsplash not only is it stylish, but it also makes for easy cleaning and maintenance. This home blends practical features with elegant design elements, creating a living space that is both beautiful and functional for your family's needs.