



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**71 Crestview Boulevard
Sylvan Lake, Alberta**

MLS # A2187490



\$639,900

Division:	Sylvan Lake		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,551 sq.ft.	Age:	2016 (9 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Insulated		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s)		

Inclusions: FRIDGE, STOVE, MICROWAVE, RANGE HOOD, DISHWASHER BUILT IN, BLINDS/ WINDOW COVERINGS, GARAGE OPENER AND REMOTES

Welcome to this 1551 SQ FT MODIFIED BI-LEVEL FORMER SHOW HOME! NESTLED n the beautiful community of Crestview. Inside you will see the SHOW HOME Difference with quartz countertops in the kitchen, bathrooms, and main floor laundry room. Upon entering you will find a beautiful tiled landing with custom built-in shelving along with an open concept design, beautiful sight lines, and a vaulted ceilings that lets in tons of natural light. The main floor boasts a feature wall with a custom tile gas fireplace and your DREAM KITCHEN which includes custom cabinetry and a huge island, corner pantry, and more!. Master bedroom comes with an ensuite that is sure to impress with a double vanity with quartz countertops, a custom tile shower and a free standing tub. Sit out with your friends on your west-facing covered deck. The fully-finished basement has an additional 2 bedrooms, a massive Family room w/ custom barn door nook, a full bath, all professionally done, and awaiting your occupancy. Visit this gorgeous Modified Bi-level in Crestview, Sylvan Lake either online or book with your agent.