



**GRASSROOTS**  
REALTY GROUP

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**104 Hampton Crescent  
Sylvan Lake, Alberta**

**MLS # A2190936**



**\$499,999**

<b>Division:</b>	Hampton Pointe		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,160 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Off Street		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, City Lot, Low Maintenance Landscape		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Carpet, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Unfinished
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Perimeter Wall
<b>Features:</b>	High Ceilings, Open Floorplan, Quartz Counters, Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R1A
<b>Utilities:</b>	-

**Inclusions:** N/A

Discover the perfect blend of comfort and convenience in this stunning brand-new bi-level built by Falcon Homes. Ideally located just moments from the lake, this home offers the best of Sylvan Lake living—whether you're taking a morning stroll by the water, enjoying lakeside activities, or simply soaking in the scenic beauty. This thoughtfully designed home features 3 spacious bedrooms and 2 well-appointed bathrooms, including a private 3-piece ensuite in the primary bedroom. A generous walk-in closet provides ample storage for all your wardrobe needs. Step inside to an inviting main living area, where soaring vaulted ceilings and an abundance of natural light create a bright and airy ambiance. Vinyl plank flooring flows seamlessly throughout, combining durability with modern style. The kitchen is both functional and stylish, featuring quartz countertops that add a sophisticated touch. The open layout makes it an ideal space for entertaining and everyday living. Beyond the home's incredible design, enjoy the convenience of nearby schools, shopping, and year-round recreational activities—all while being just minutes from the lake.