



GRASSROOTS
REALTY GROUP

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

16 Cole Way
Sylvan Lake, Alberta

MLS # A2198312



\$575,000

Division:	Crestview		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,314 sq.ft.	Age:	2014 (11 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, No Neighbours Behi		

Heating: In Floor, Forced Air

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Mixed

Foundation: Poured Concrete

Features: Granite Counters, Kitchen Island, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R5

Utilities: -

Inclusions: NA

Elements of earthy tones grace the curb appeal of this gorgeous home. Nestled on a nice sized lot backing onto a greenspace in the new neighborhood of Crestview. Close to schools, parks, walking trails and with easy access to highway 11. The attached double garage is fully finished and heated! The large foyer gives a vantage point to all levels of this floor plan. A few steps up into the heart of the home and the main gathering areas. Lovely laminate flooring leads you throughout this level. The kitchen features rich dark cabinetry, stainless steel appliances, and gorgeous granite countertops. Vaulted ceilings and large windows offer an airy atmosphere. Dine inside or step thru the garden doors to lounge on the large deck. The warmth of the south facing backyard welcomes you outside. Fully fenced for the kids and pets to safely play. The expansive green space beyond gives you added peace and privacy. Back inside, two generous bedrooms and a 4-piece bathroom complete this main level plan. A few steps up to the private primary suite. A spacious retreat with a wonderful walk-in closet and 3-piece ensuite. The fully finished basement offers a fantastic family room. Cuddle up for movie nights with the added comfort of underfloor heating. Two more generous bedrooms and a 4-piece bathroom are perfect to accommodate older children or company. Laundry can be found on this lower floor, along with ample under-stair storage. Recent upgrades include a new hot water tank and irrigation system. This fantastic home offers a unique floor plan with versatility and functionality. The pictures don't do it justice, pick a time for your tour!!