



GRASSROOTS
REALTY GROUP

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**125 Hampton Crescent
Sylvan Lake, Alberta**

MLS # A2204135



\$549,900

Division:	Hampton Pointe		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,534 sq.ft.	Age:	2025 (0 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-5
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Step into the epitome of modern family living in this exquisite, newly built single family residence. This home, constructed by Luco Homes boasts a thoughtful design perfect for both first time buyers and growing families seeking comfort, convenience and style. The heart of the home features an open plan living room, kitchen and dining area seamlessly leading out to a 10'x10' pressure treated wood deck ideal for summer bbq's. Kitchen features mocha cabinets with maple finished island. The large foyer welcomes you with the practical mudroom off the garage, complete with a convenient 2 piece bath, ensuring a tidy organized space. Upstairs the luxury of convenience continues with upper floor dedicated laundry room, alongside three generously sized bedrooms. The master bedroom is a sanctuary of its own with a walk in closet and private 3 piece ensuite. An oversized single garage measuring 16'x22' provides ample space for vehicles and hobbies, along with an additional 8'x8' storage area at front perfect for work bench and garden equipment.