

\$674,900 - 71 Cole Way, Sylvan Lake

MLS® #A2141299

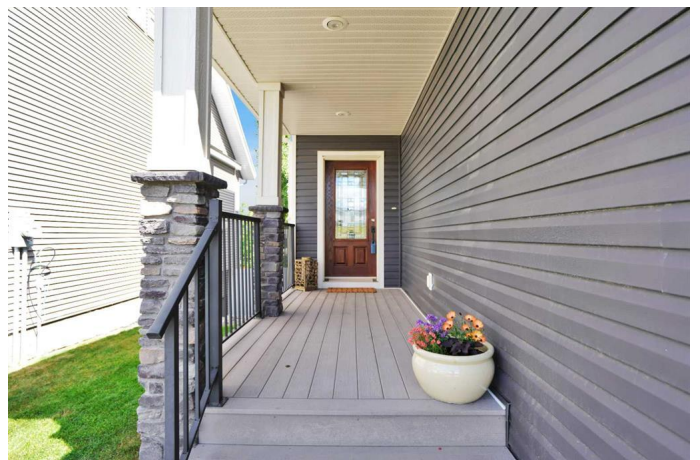
\$674,900

4 Bedroom, 4.00 Bathroom, 1,989 sqft

Residential on 0.14 Acres

Crestview, Sylvan Lake, Alberta

PRE-INSPECTED. Welcome to your dream home in the desirable Crestview neighborhood! Located in a quiet cul-de-sac, this stunning two-story walk-out basement residence boasts an impressive 2,845 finished square feet of living space, designed to offer comfort, style, and functionality. Located across from a greenspace with it's own neighborhood playground and easy access to the town trail system. Step into a home bathed in natural light, with a calming, earthy ambiance that creates a serene living environment. The kitchen is a chef's delight, equipped with a stainless steel apron sink, custom glazed cabinetry with a hickory island, granite countertops, and a convenient walk-through pantry. The luxurious master suite is a true sanctuary, featuring a spa-like ensuite bathroom with double vanities, air tub, and shower heads for two. Enjoy your morning coffee or a relaxing evening on your private balcony. A bright and cozy bonus room offers flexible space for a home office, playroom, or additional lounge area, perfect for adapting to your lifestyle needs. Car enthusiasts and hobbyists will appreciate the heated, insulated, and finished oversized garage. With an RV dump outside, itâ€™s perfect for all your storage and maintenance needs. Low-maintenance decking with gas hookups on both decks provides the ideal setup for outdoor entertaining. Tiered landscaping featuring trees, a playhouse, and a shed enhances the charm and usability of the



backyard. The expansive walk-out basement is a highlight, featuring in-floor heat and rough-in for a wet bar. It also includes a bedroom plumbed for a hair or utility sink, offering endless possibilities for customization. The main living area features a chase ready for a fireplace installation. This home is equipped with a newer hot water tank (installed in 2022), water softener, central vacuum system, and a humidifier, ensuring your comfort and convenience.

Built in 2014

Essential Information

MLS® #	A2141299
Price	\$674,900
Sold Price	\$694,000
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,989
Acres	0.14
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	71 Cole Way
Subdivision	Crestview
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1K2

Amenities

Parking Spaces	5
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Parking	Double Garage Attached, Driveway, Garage Door Opener, Heated Garage, Insulated, Oversized
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Interior

Interior Features	Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, Open Floorplan
Appliances	See Remarks
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Separate/Exterior Entry, Finished, Full

Exterior

Exterior Features	Fire Pit
Lot Description	Low Maintenance Landscape, Landscaped, Treed
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	June 14th, 2024
Date Sold	June 16th, 2024
Days on Market	2
Zoning	R1A
HOA Fees	0.00

Listing Details

Listing Office	Greater Property Group
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