

\$399,900 - 31 Cameron Close, Sylvan Lake

MLS® #A2156128

\$399,900

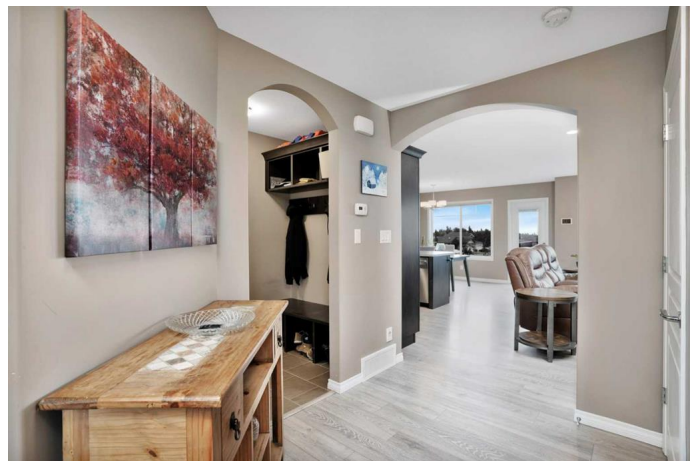
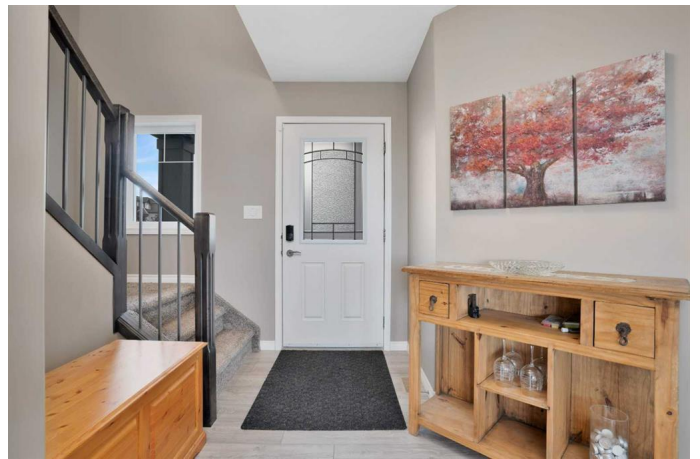
3 Bedroom, 3.00 Bathroom, 1,444 sqft

Residential on 0.07 Acres

Crestview, Sylvan Lake, Alberta

Welcome to 31 Cameron Close Discover the perfect blend of luxury and comfort and convenience in this exceptional 1/2 duplex. Perched gracefully on a hill, this meticulously crafted home offers a view of both the shimmering lake and the lush disc golf course below. Featuring a single front-attached garage, this home provides both convenience and style. The walk-out basement opens up to serene outdoor spaces, ideal for relaxation in the private hot tub or entertaining guests. Inside, you'll find high-end finishes, spacious rooms, and an open layout that maximizes natural light and lake vistas. With its perfect combination of elegance and practicality, this property is an exceptional choice for those seeking a tranquil retreat.

Designed with attention to detail and built to last, this residence combines timeless elegance with modern comfort. Expansive windows throughout frame the stunning vistas, allowing natural light to flood the living spaces and create a seamless indoor-outdoor connection. Enjoy the beauty of each day from your elevated vantage point, where you can appreciate tranquil sunrises and the vibrant green expanse of the disc golf course. Boasting a private, fenced yard, this home offers an ideal outdoor space for relaxing, playing, or entertaining. Its prime location means you're just steps away from schools, vibrant shopping areas, scenic parks, and well-maintained walking trails. This home is a perfect sanctuary for those who value quality



craftsmanship and serene, scenic surroundings. Whether you're enjoying a peaceful day at home or exploring the neighborhood, this duplex provides both a welcoming retreat and easy access to everything you need.
Just under 2 years left on new home warranty.

Built in 2016

Essential Information

MLS® #	A2156128
Price	\$399,900
Sold Price	\$410,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,444
Acres	0.07
Year Built	2016
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Sold

Community Information

Address	31 Cameron Close
Subdivision	Crestview
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0N5

Amenities

Parking Spaces	2
Parking	Garage Door Opener, Single Garage Attached
Waterfront	See Remarks

Interior

Interior Features	Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Range, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room, Stone
Has Basement	Yes
Basement	Full, Partially Finished, Walk-Out

Exterior

Exterior Features	Balcony, Rain Barrel/Cistern(s)
Lot Description	Backs on to Park/Green Space, Cul-De-Sac, Fruit Trees/Shrub(s), No Neighbours Behind, Landscaped, See Remarks
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	August 8th, 2024
Date Sold	August 10th, 2024
Days on Market	2
Zoning	R5A
HOA Fees	0.00

Listing Details

Listing Office	Coldwell Banker Ontrack Realty
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.