

29 Cole Way
Sylvan Lake, Alberta

MLS # A2113906



\$659,900

Division:	Crestview		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,527 sq.ft.	Age:	2022 (2 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Landscaped		

Heating:	In Floor Roughed-In, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Wet Bar		

Inclusions: nil

Immediate Possession available and with a NEW PRICE!! A True Line Homes built stunner in Crestview! Welcome to #29 Cole Way, a fully developed, walk-out, modified bi-level backing onto a beautiful tree belt! This 5 bedroom, 3.5 bathroom home shows as if it was new! The main floor is open and features a beautiful kitchen with quartz counter tops, loads of rich maple cabinetry, stainless steel appliances, a trendy backsplash, under cabinet lighting and beautiful fixtures! The main level also hosts a living room with gas fireplace, a 2 piece bathroom, and the primary suite, which will not disappoint!! The ensuite boasts dual vanities, a tiled shower with glass door, a tiled wall, large soaker tub and a walk-in closet! In the upper level, you will find 2 more bedrooms and a 4 piece bathroom! This design is perfect for the growing family having 2 bedrooms tucked up and away from the main floor hustle and bustle. The deck off the kitchen is covered and also offers a NG hookup for the BBQ. Down to the lower level and prepare to be impressed! You are greeted with a large family/rec room with a wet bar and doors out to the lower, covered patio and fully fenced yard. A patio is a perfect spot for the hot tub! The lower level also has 2 large bedrooms, and a good sized laundry room! This home truly is special and needs to be seen to be appreciated. It is also centrally located in Sylvan Lake and has quick access out to HWY 11, and just steps away from Sylvan's walking trails, parks/playgrounds, and the Sylvan Lake Disc Golf Course. A fantastic family home, in a fantastic neighborhood, and at a fantastic price!