

**137 Hampton Crescent
Sylvan Lake, Alberta**

MLS # A2161649



\$489,000

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|------------------|---|---------------|------------------|
| Division: | Hampton Pointe | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,629 sq.ft. | Age: | 2017 (7 yrs old) |
| Beds: | 3 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.07 Acre | | |
| Lot Feat: | Lawn, Low Maintenance Landscape, Landscaped, Level, Private | | |

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|--------------------|---|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full, Partially Finished | LLD: | - |
| Exterior: | Mixed | Zoning: | R5 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Closet Organizers, Kitchen Island, Open Floorplan, Vinyl Windows, Walk-In Closet(s) | | |

Inclusions:

From the moment you walk into this stunning two-story home, you'll be captivated by the perfect blend of modern style and timeless charm. Spanning over 1,600 square feet, this exquisite residence is nestled on a generously sized private yard, offering an oasis of tranquility. The kitchen is a showstopper, featuring a sleek and modern design with two-tone cabinetry, quartz countertops, and a stylish subway tile backsplash. A crisp rock wall surrounds the window overlooking the backyard, adding to the kitchen's elegant ambiance. The main floor seamlessly integrates the kitchen and living areas, with a beautiful fireplace serving as the focal point of the spacious main living room. Large windows frame picturesque views of the yard and deck, creating an inviting indoor-outdoor living experience. Conveniently located off the double attached garage is a well-designed mudroom entrance. This space offers ample storage for jackets, backpacks, and other essentials, ensuring a clutter-free home environment. Upstairs, you'll find three well-appointed bedrooms. Two secondary bedrooms are complemented by a conveniently located laundry room, which features a sliding door into the master bedroom closet, simplifying everyone's laundry tasks. The spacious primary bedroom is a private retreat, boasting a stylish three-piece en suite and a walk-in closet. The basement, while awaiting some of your finishing touches, already includes a four-piece bathroom and an office area, providing flexibility for future customization and additional living space. This home combines elegance, practicality, and an exceptional layout, making it a perfect choice for modern living. Step into this remarkable residence and experience the lifestyle you've always desired.