

**100 Crestview Boulevard**  
**Sylvan Lake, Alberta**

**MLS # A2220067**



**\$374,900**

<b>Division:</b>	Crestview		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,304 sq.ft.	<b>Age:</b>	2022 (3 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Off Street		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Silent Floor Joists, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Storage, Vaulted Ceiling(s), Vinyl Windows		

<b>Inclusions:</b>	Fridge, Stove, Dishwasher Built-in, Microwave Built-In, washer & Dryer, Blinds, Curtain Rods
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This beautifully maintained 3-bedroom, 2.5-bathroom home offers the perfect blend of modern design, practical living space, and a highly desirable location. With its open-concept layout and low-maintenance luxury features, this residence is ideal for families, professionals, or anyone seeking comfort and style. Step inside to a bright and airy living room featuring expansive windows, luxury vinyl plank flooring, and a stunning fireplace. The contemporary kitchen is equipped with upgraded stainless steel appliances and crisp white cabinetry, making it both stylish and functional. Upstairs, the spacious primary suite includes a private ensuite bathroom, while two additional bedrooms and a full bath provide ample room for family or guests. Additional highlights include main-floor laundry, upgraded blackout blinds, a fully fenced backyard, and rear parking. Don't miss the opportunity to own this exceptional home—move-in ready and better than new.