

# \$535,000 - 50 Cole Way, Sylvan Lake

MLS® #A2128590

**\$535,000**

5 Bedroom, 3.00 Bathroom, 1,178 sqft  
Residential on 0.10 Acres

Crestview, Sylvan Lake, Alberta

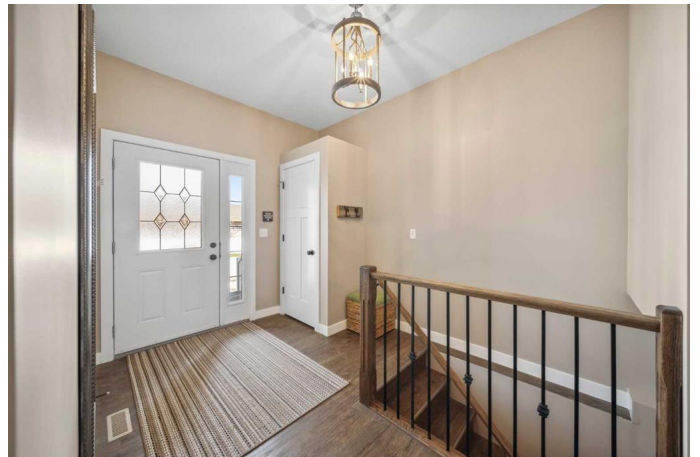
Welcome to this meticulously designed bungalow nestled in a serene neighborhood, where every aspect has been carefully curated to offer comfort and convenience.

Upon entering, you'll be greeted by a spacious foyer, hinting at the expansive layout that awaits. The living room beckons with its inviting gas fireplace, providing the perfect ambiance for relaxation. Durable vinyl plank flooring spans the entirety of the home, marrying style with durability.

The kitchen is a culinary haven, featuring a fully tiled backsplash and upgraded pot drawers on the island, adding both sophistication and functionality. Modern amenities include a newer fridge and a whisper-quiet dishwasher, enhancing the efficiency of daily tasks.

The primary bedroom boasts a walk-in closet with custom built-ins, accompanied by a second smaller closet and a luxurious 3-piece bathroom. Additionally, the main floor encompasses two more bedrooms, one of which could easily transition into a home office, as well as a guest bath and a convenient laundry room offering additional storage space.

Descending to the lower level, you'll discover a spacious family room, ideal for entertaining or quiet evenings at home. Two generously sized



basement bedrooms, each featuring step-in closets, ensure privacy and comfort for guests or family members.

Additional amenities include central air conditioning for year-round comfort, in-floor heating in the basement for added coziness, and a water softener ensuring pristine water quality throughout the home.

Outside, the covered patio with epoxy flooring and pergola provides a tranquil retreat, offering privacy and sunshade while overlooking the lush green space beyond the yard. The fully fenced yard, enclosed with vinyl fencing, ensures both security and serenity.

With a double heated garage and a sizable basement storage room, this home offers ample space to accommodate all your belongings. Don't miss this opportunity to make this stunning property your forever home!

Built in 2015

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2128590    |
| Price          | \$535,000   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,178       |
| Acres          | 0.10        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 50 Cole Way     |
| Subdivision | Crestview       |
| City        | Sylvan Lake     |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4S 0L5         |

### **Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 4  |
| Parking        | Concrete Driveway, Double Garage Attached, Heated Garage |
| # of Garages   | 2  |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Open Floorplan, Walk-In Closet(s), Closet Organizers, Vinyl Windows, Kitchen Island, Pantry                           |
| Appliances        | Dishwasher, Microwave Hood Fan, Refrigerator, Window Coverings, Bar Fridge, Garage Control(s), Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, Living Room, Tile  |
| Has Basement      | Yes   |
| Basement          | Full, Finished  |

### **Exterior**

|                   |   |
|-------------------|---|
| Exterior Features | Private Yard  |
| Lot Description   | Backs on to Park/Green Space, No Neighbours Behind, Private |
| Roof              | Asphalt Shingle   |
| Construction      | Stone, Vinyl Siding   |
| Foundation        | Poured Concrete   |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 3rd, 2025 |
| Days on Market | 30              |
| Zoning         | R5              |

### **Listing Details**

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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