

**117 Crestview Boulevard**  
**Sylvan Lake, Alberta**

**MLS # A2226605**



**\$639,900**

<b>Division:</b>	Crestview		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,956 sq.ft.	<b>Age:</b>	2025 (0 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	220 Volt Wiring, Double Garage Attached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	In Floor Roughed-In, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, See Remarks, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Silent Floor Joists, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Bathroom Rough-in, Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)

**Inclusions:** stove, fridge, bi dishwasher, hoodfan, washer, dryer, garage opener 2 controls

Immediate Possession Available & Brand New Black Wolf Custom Home in Sylvan Lake. Step into this stunning new build in the sought-after Crestview community, offering exceptional curb appeal with modern exterior finishes, an abundance of windows, and a welcoming covered front porch with durable composite decking. The spacious front entry greets you with luxury vinyl plank flooring, a built-in bench for convenience, and a walk-in coat closet. Designed with entertaining in mind, the bright and open main floor features a generous living area and a show-stopping kitchen complete with a large center island, quartz countertops, stainless steel appliances (with a waterline for fridge/ice maker), and a stylish butler's pantry that includes a prep sink, coffee bar, and space for a freezer or wine fridge. The dining area is perfect for hosting and opens directly onto a west-facing 10' x 12' composite deck. Upstairs, you'll find a sunny bonus room, two well-sized bedrooms, a 4-piece main bathroom, and a convenient laundry area with washer and dryer included. The spacious primary suite easily fits a king-sized bed and offers a walk-in closet and a 4-piece ensuite with double sinks & stand up shower with glass door. The unfinished basement features a separate side entrance, offering potential for an in-law suite, private guest space, or a teen retreat. With 9-foot ceilings, a high-efficiency furnace, and rough-ins for both air conditioning and in-floor heating, this home is built for comfort and future flexibility. The attached garage is insulated and drywalled, complete with a floor drain and a 220V outlet&mdash;ideal for EV charging. Located in the desirable Crestview neighborhood, this home is close to the highway, town amenities, the local trail system, and beautiful Sylvan Lake.