

\$617,000 - 85 Crestview Boulevard, Sylvan Lake

MLS® #A2269320

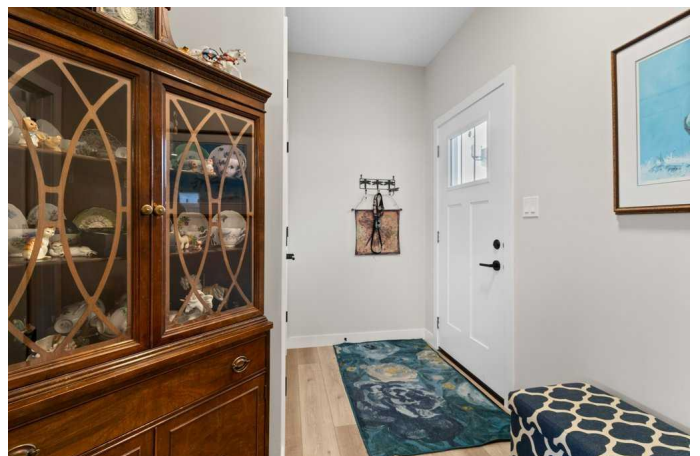
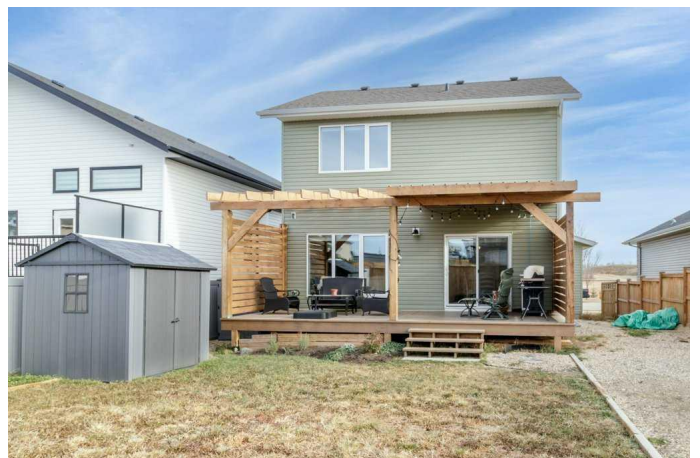
\$617,000

3 Bedroom, 3.00 Bathroom, 1,526 sqft

Residential on 0.13 Acres

Crestview, Sylvan Lake, Alberta

Welcome to this stunning 1,526 sq ft two-story home built in 2024 by Falcon Homes, located in the sought-after Crestview community of Sylvan Lake. Perfectly positioned facing a park, this modern home combines style, comfort, and functionality throughout. The exterior showcases attractive vinyl siding with stone accents, offering great curb appeal. Step inside to an inviting open-concept main floor featuring a bright kitchen with a large island, white soft-close cabinetry, quartz countertops, stainless steel appliances, built-in microwave, and a walk-through pantry for convenient storage. A charming barn-style sliding door leads from the kitchen to the back entry, where you'll find the laundry area and easy access to the attached garage—perfect for unloading groceries. The main floor also includes a half bath, an electric fireplace in the living room, and large sliding doors from both the dining and living areas that open onto a spacious back deck with a pergola, partially covered and complete with a gas line for your barbeque. Enjoy the fully fenced backyard with a garden box, shed, and RV parking via back alley access. The attached double garage is insulated, wired for 220, offering year-round convenience. Upstairs, you'll find three generous bedrooms, including a large primary suite with a walk-in closet and a 4-piece ensuite, plus an additional 4-piece bathroom for family or guests. The basement is drywalled and ready for your finishing touches, featuring a spacious family room, bonus area,



and storage. Additional features include vinyl plank flooring throughout the main level, carpet in the bedrooms, air conditioning, built-in gemstone lights, window coverings, and New Home Warranty for peace of mind. This home offers everything you need for comfortable modern living—just minutes from Sylvan Lake’s beaches, shops, restaurants, and recreation.

Built in 2024

Essential Information

MLS® #	A2269320
Price	\$617,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,526
Acres	0.13
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	85 Crestview Boulevard
Subdivision	Crestview
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0N7

Amenities

Parking Spaces	2
Parking	RV Access/Parking
# of Garages	2

Interior

Interior Features	Kitchen Island, Open Floorplan, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 11th, 2025
Days on Market	5
Zoning	R1A

Listing Details

Listing Office	Royal LePage Network Realty Corp.
----------------	-----------------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.