

# \$639,900 - 117 Crestview Boulevard, Sylvan Lake

MLS® #A2226605

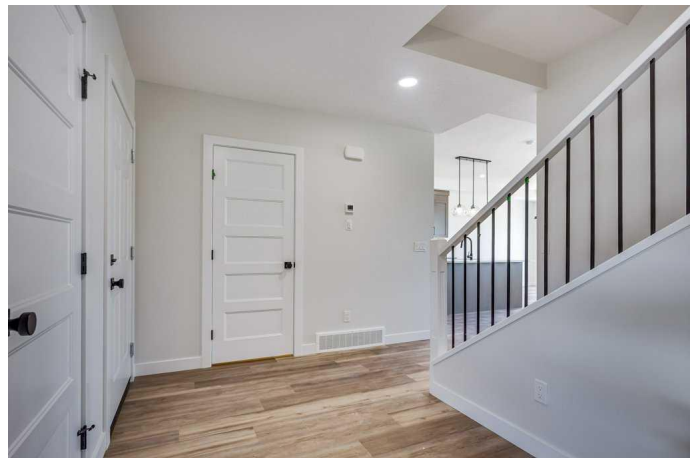
**\$639,900**

3 Bedroom, 3.00 Bathroom, 1,956 sqft

Residential on 0.10 Acres

Crestview, Sylvan Lake, Alberta

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 outletâ€”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.

Built in 2025

**Essential Information**

MLS® #	A2226605
Price	\$639,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,956
Acres	0.10
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	117 Crestview Boulevard
Subdivision	Crestview
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S0V8

**Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Garage Door Opener, 220 Volt Wiring
# of Garages	2

**Interior**

Interior 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)
Appliances	Dishwasher, Electric Stove, Range Hood, Refrigerator, Washer/Dryer
Heating	In Floor Roughed-In, Forced Air
Cooling	Rough-In
Has Basement	Yes
Basement	Exterior Entry, See Remarks, Unfinished

## Exterior

Exterior Features	None
Lot Description	Back Lane, Back Yard
Roof	Asphalt Shingle
Construction	Silent Floor Joists, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 30th, 2025
Days on Market	22
Zoning	R5

## Listing Details

Listing Office	RCR - Royal Carpet Realty Ltd.
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