

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

MLS® #A2226605

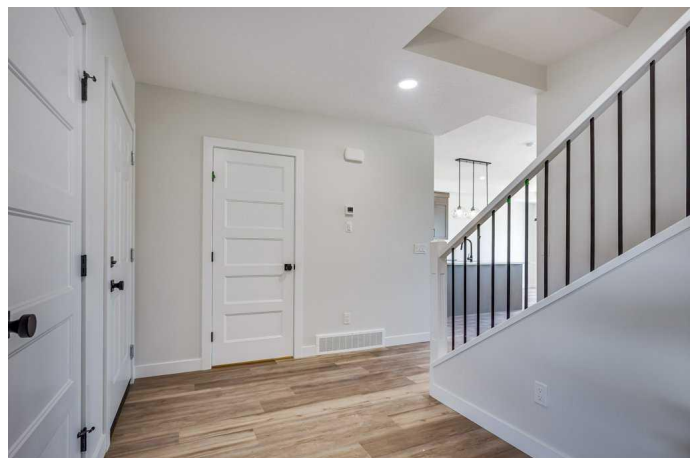
**\$639,900**

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, 220 Volt Wiring, Garage Door Opener |
| # 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           | Forced Air, In Floor Roughed-In                                                                                                                                                                    |
| Cooling           | Rough-In                                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                                                |
| Basement          | Exterior Entry, Unfinished, See Remarks                                                                                                                                                            |

## 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 | 37             |
| Zoning         | R5             |

## Listing Details

|                |                                |
|----------------|--------------------------------|
| Listing Office | RCR - Royal Carpet Realty Ltd. |
|----------------|--------------------------------|

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