

135 Hampton Crescent
Sylvan Lake, Alberta

MLS # A2282768



\$489,900

Division:	Hampton Pointe		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,606 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	In Floor, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Kitchen Island, Laminate Counters, Open Floorplan, See Remarks, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, stove, microwave, washer, dryer, central A/C, all window coverings, garage opener and controls, attached shelving, central vac and attachments, tv mounts

Welcome to 135 Hampton Crescent ~ A beautiful 2 storey with modern upgrades throughout and a functional design. The main floor showcases a bright living room accompanied by a gas fireplace and is open to the kitchen and dining area making entertaining a breeze. The kitchen features brand new stainless steel appliances, an abundance of counter space with a centre island and cabinet space. The dining nook is a standout feature with a 12 foot built in bench. Off of the garage you will discover a great mudroom providing great storage plus the convenience of a bench in a high traffic area. Upstairs you will love the layout with three nice size bedrooms including the primary suite with a 4pc ensuite including a double vanity. That's not it though you also have a walk-in closet and cheater door to the upper floor laundry room with additional storage! The basement is partially developed with a framed & drywalled 4th bedroom and completed 3pc bathroom. Notable features include functional in-floor heat, central A/C, heated garage and more. This great family home is completed by the fully fenced backyard featuring a deck as well as a lower patio space.