

135 Hampton Crescent
Sylvan Lake, Alberta

MLS # A2282768

\$489,900



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|------------------|---------------------------------------|---------------|-------------------|
| 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 | | |

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|--------------------|---|-------------------|----|
| 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.