

# \$569,900 - 22 Craig Road, Sylvan Lake

MLS® #A2209691

**\$569,900**

5 Bedroom, 3.00 Bathroom, 1,401 sqft

Residential on 0.12 Acres

Crestview, Sylvan Lake, Alberta

Immediate Possession Available – Legally Suited Home with Double Attached Garage. This beautifully designed property features a 3-bedroom, 2-bathroom main floor and a legal 2-bedroom, 1-bathroom walkout suite. The main floor boasts an open-concept layout with 9-foot trayed ceilings in the living and dining areas, complemented by large windows that fill the space with natural light. The kitchen is both stylish and functional, featuring quartz countertops, tile backsplash, a center island, ample cabinetry, and a convenient corner pantry. The primary bedroom is privately situated above the garage and includes a 3-piece ensuite and a walk-in closet. Two additional bedrooms, a 4-piece bathroom, and a separate laundry area complete the main floor. The legal basement suite offers a well-planned layout with a bright kitchen, a combined living/dining area, two spacious bedrooms, a full bathroom, and in-suite laundry. Large windows enhance the open feel and bring in abundant natural light. Additional features include a 24' x 23' front attached garage and a concrete double rear parking pad, ensuring plenty of parking for residents and guests alike.

Built in 2017

## Essential Information

MLS® # A2209691

Price \$569,900



Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,401
Acres	0.12
Year Built	2017
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	22 Craig Road
Subdivision	Crestview
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0N7

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached, Driveway, Parking Pad, Garage Door Opener
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Quartz Counters, Separate Entrance, Tray Ceiling(s)
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane, No Neighbours Behind
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame, Silent Floor Joists
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 8th, 2025
Days on Market	13
Zoning	R1A

**Listing Details**

Listing Office	KIC Realty
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