

# \$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 | 10              |
| Zoning         | R1A             |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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