

# \$485,000 - 34 Cameron Close, Sylvan Lake

MLS® #A2198665

**\$485,000**

5 Bedroom, 3.00 Bathroom, 1,496 sqft  
Residential on 0.08 Acres

Crestview, Sylvan Lake, Alberta

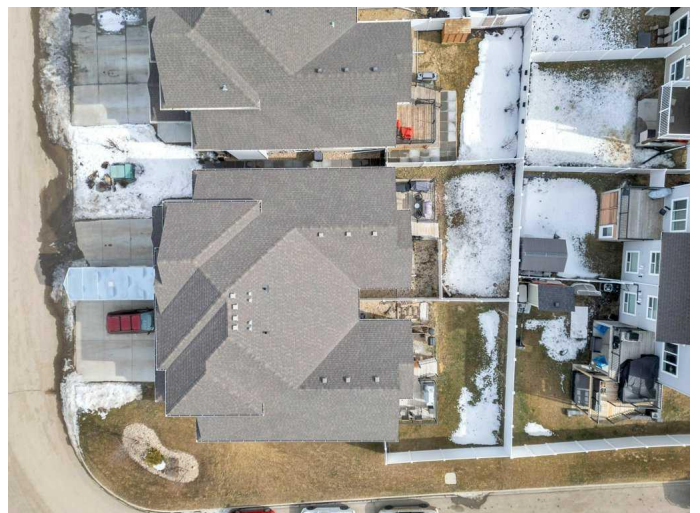
**\*\*New Listing Alert! Discover Modern Elegance in the Town of Sylvan Lake!\*\***

Step into luxury with this exquisite family home nestled in the heart of Sylvan Lake. Boasting five generously sized bedrooms and three chic bathrooms, this residence offers a fusion of comfort and sophistication. The sprawling, nearly 1500 square feet (+fully developed basement) of gracious living space is adorned with modern finishing that shines throughout, from the lustrous quartz countertops to the inviting warmth of the gas fireplace.

The art of convenience is mastered, not only with a heated garage but also with efficient in-floor heating in the basement, perfect for those crisp winter mornings. The main floor primary bedroom is a haven of tranquility, providing the serenity needed after a lively day exploring nearby attractions, such as the Meadowlands Golf Club or the Sylvan Lake Disc Golf Course, conveniently located just a stone's throw away.

Live amidst the vibrancy of a lush lake community, where every corner sings the melody of luxury and every road leads to scenic natural beauty. This home is an epitome of 'location meets luxury', with quick access to Highway 11 and its proximity to top-tier schools, walking trails, and of course, Sylvan Lake itself.

Whether it's entertaining guests in style or enjoying a quiet evening by the fireplace, this



home takes living to new heights. Don't just aspire to the perfect lifestyle; live it here in Sylvan Lake. Find your dream home where every day feels like a beautiful vacation.

Built in 2019

### Essential Information

|                |                                 |
|----------------|---------------------------------|
| MLS® #         | A2198665                        |
| Price          | \$485,000                       |
| Bedrooms       | 5                               |
| Bathrooms      | 3.00                            |
| Full Baths     | 3                               |
| Square Footage | 1,496                           |
| Acres          | 0.08                            |
| Year Built     | 2019                            |
| Type           | Residential                     |
| Sub-Type       | Semi Detached                   |
| Style          | Side by Side, Modified Bi-Level |
| Status         | Active                          |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 34 Cameron Close |
| Subdivision | Crestview        |
| City        | Sylvan Lake      |
| County      | Red Deer County  |
| Province    | Alberta          |
| Postal Code | T4S 1K4          |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 4  |
| Parking        | Double Garage Attached, Heated Garage, Concrete Driveway |
| # of Garages   | 2  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Closet Organizers, Kitchen Island, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Vaulted Ceiling(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer  |
| Heating           | Forced Air, Natural Gas, In Floor  |

|                 |                                |
|-----------------|--------------------------------|
| Cooling         | Central Air                    |
| Fireplace       | Yes                            |
| # of Fireplaces | 1                              |
| Fireplaces      | Gas, Living Room, Mantle, Tile |
| Has Basement    | Yes                            |
| Basement        | Finished, Full                 |

### **Exterior**

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Dog Run                           |
| Lot Description   | Back Yard, Cul-De-Sac, Landscaped |
| Roof              | Shingle                           |
| Construction      | Vinyl Siding, Wood Frame          |
| Foundation        | Poured Concrete                   |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 11th, 2025 |
| Days on Market | 23               |
| Zoning         | R5A              |

### **Listing Details**

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

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