

# \$620,000 - 139 Hampton Crescent, Sylvan Lake

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MLS® #A2201244

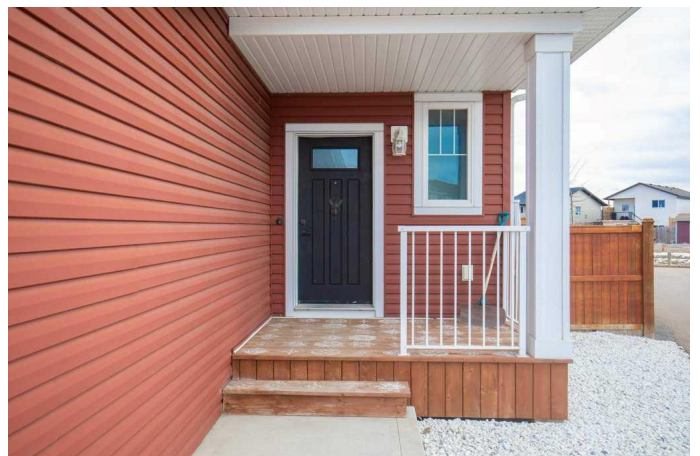
**\$620,000**

3 Bedroom, 3.00 Bathroom, 1,604 sqft

Residential on 0.22 Acres

Hampton Pointe, Sylvan Lake, Alberta

HIGH END LIVING IN HAMPTON POINTE! A two story with stunning details and stylish finishings. The beautiful curb appeal features brick red siding accented with crisp white trim and stonework. The oversized double attached garage is heated and offers plenty of indoor parking. Gorgeous hardwood flooring guides you thru the hub of the home. Focal points include the beautiful brick work in both the living room and kitchen areas. The custom cabinetry is bright and contrasted with black appliances, including a butcher block island countertop. Step thru the garden door and be greeted into a backyard oasis. Beautifully landscaped with a water fall feature, paving stone pathways, and extensive trees and shrubs. Entertain with ease around the firepit or take shelter in the saloon style bar. Fully fenced with an oversized swing gate to accommodate RV parking. After a long day, escape to the second level primary suite. This spacious area offers peace and privacy. The walk-in closet is a dream come true, with the luxury of laundry in place. The spa-like ensuite features a gorgeous glass shower and a double vanity with custom river rock sinks. The basement boasts a fantastic family room. Two generous bedrooms and a 4-piece bathroom offer accommodations for older children or company. Conveniently close to both Highway 11A and 20. This unique floor plan and expansive property could be the perfect fit for you and your family. Take your tour today!



Built in 2017

### Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2201244    |
| Price          | \$620,000   |
| Bedrooms       | 3           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,604       |
| Acres          | 0.22        |
| Year Built     | 2017        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 139 Hampton Crescent |
| Subdivision | Hampton Pointe       |
| City        | Sylvan Lake          |
| County      | Red Deer County      |
| Province    | Alberta              |
| Postal Code | T4S 0S1              |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Closet Organizers, Kitchen Island, See Remarks, Walk-In Closet(s) |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Washer/Dryer                  |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |

|          |                |
|----------|----------------|
| Basement | Finished, Full |
|----------|----------------|

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Barbecue, Fire Pit, Private Yard, Storage, Outdoor Grill |
|-------------------|--|

|                 |  |
|-----------------|--|
| Lot Description | Back Lane, Back Yard, City Lot, Irregular Lot, Landscaped, Lawn, Level, Low Maintenance Landscape, Pie Shaped Lot, Private, See Remarks, Corner Lot, Waterfall |
|-----------------|--|

|      |                 |
|------|-----------------|
| Roof | Asphalt Shingle |
|------|-----------------|

|              |       |
|--------------|-------|
| Construction | Mixed |
|--------------|-------|

|            |                 |
|------------|-----------------|
| Foundation | Poured Concrete |
|------------|-----------------|

## Additional Information

|             |                  |
|-------------|------------------|
| Date Listed | March 12th, 2025 |
|-------------|------------------|

|                |    |
|----------------|----|
| Days on Market | 39 |
|----------------|----|

|        |    |
|--------|----|
| Zoning | R5 |
|--------|----|

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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