

\$1,649,700 - 10 Sweetgrass Place, Sylvan Lake

MLS® #A2248120

\$1,649,700

3 Bedroom, 6.00 Bathroom, 3,478 sqft

Single Family on 0.21 Acres

Sixty West, Sylvan Lake, Alberta

This extraordinary home in Sixty West redefines luxury living with a level of craftsmanship, space, and comfort rarely seen in Central Alberta. With over 3,400 square feet of above-grade living space, it offers a grand yet grounded experience. Soaring ceilings and expansive windows flood the main floor with natural light, framing views of surrounding parkland and walking trails. The expansive layout connects a thoughtfully curated dream kitchen to a warm, welcoming living area. The kitchen is both functional and stunning, with a massive island, premium appliances, and a hidden coffee bar and prep space, perfect for entertaining or everyday ease. Solid wood accents and barn doors add texture and charm throughout, including a quiet main floor office. Seamlessly integrated into this space is a discreet feature door that opens to the crown jewel: a spacious, private primary retreat that feels more like a luxury spa than a bedroom. The enclosed sunroom with a wood-burning fireplace offers year-round comfort perfect for last-minute get-togethers or quiet mornings with a coffee and a good book. Upstairs, there's plenty of space to stretch out for yoga, weight training or even host golf nights on your private golf simulator. A wet bar and full bathroom complete the upper floor. The lower level is designed for connection and fun, with a full-sized bar, spacious media room, games areas, and two large bedrooms with private ensuites, perfect for visitors or teenagers. Outside, a fully landscaped,



manicured yard with underground sprinklers and multiple decks maximizes outdoor living. The heated three-car garage features a secure dog run and an indoor wash station. Built to an exceptional standard and thoughtfully designed for effortless living, this home offers beauty, comfort, and opportunity in one of Sylvan Lake’s most coveted neighborhoods. This one-of-a-kind home is on a level of its own. (id:6289)

Built in 2022

Essential Information

Listing #	A2248120
Price	\$1,649,700
Bedrooms	3
Bathrooms	6.00
Half Baths	2
Square Footage	3,478
Acres	0.21
Year Built	2022
Type	Single Family
Sub-Type	Freehold
Style	Bungalow

Community Information

Address	10 Sweetgrass Place
Subdivision	Sixty West
City	Sylvan Lake
Province	Alberta
Postal Code	T4S0S5

Amenities

Amenities	Golf Course, Park, Playground, Recreation Nearby, Schools, Shopping, Water Nearby
Features	Cul-de-sac, Wet bar, No neighbours behind, Closet Organizers, No Smoking Home, Environmental reserve, Level
Parking Spaces	6
Parking	Attached Garage, Exposed Aggregate, Garage, Heated Garage

of Garages 4

Interior

Appliances See remarks
Heating Natural gas, Wood High-Efficiency Furnace, Other, Forced air, Radiant heat, In Floor Heating
Cooling Central air conditioning
Fireplace Yes
of Fireplaces 2
of Stories 1
Has Basement Yes

Exterior

Exterior Composite Siding, Concrete, Stone
Exterior Features Garden Area, Landscaped, Lawn, Underground sprinkler
Construction Poured concrete, Wood frame
Foundation Poured Concrete

Listing Details

Listing Office CIR Realty



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