\$699,900 - 12 Sweetgrass Place, Sylvan Lake

MLS® #A2219715

\$699,900

5 Bedroom, 4.00 Bathroom, 2,011 sqft Residential on 0.12 Acres

Sixty West, Sylvan Lake, Alberta

Welcome to this stunning 2,011 sq ft two-story home located in the highly desirable Sixty West area of Sylvan Lake. Built by Falcon Homes in 2021, this beautifully developed property offers 5 spacious bedrooms, including a luxurious primary suite with a gorgeous 5-piece en suite bathroom. The main level features an inviting open-concept layout with beautiful light and durable vinyl plank flooring throughout, creating a warm and modern feel. A walk-through pantry directly from the laundry/mud room and garage doors, for easy grocery drop off. Living area has a gas burning fireplace and built in bench seats with storage for blankets and games or whatever you would like.

Upstairs, you'll find a versatile bonus room, perfect for a media area or playroom, along with comfortable carpeting in the bedrooms for added coziness. The primary bedroom is large and west facing, one of the upstairs bedrooms is huge! Any child would LOVE.

The fully finished basement provides a family room, ideal for gatherings and entertaining and 2 good size rooms. The west-facing backyard backs onto scenic walking paths and green space, offering a peaceful retreat and stunning sunsets. Heated double attached garage. Water softener in utility room is definitely a bonus. There is literally nothing you need to this home, it is all done!

Situated on a quiet cul-de-sac, this home is







surrounded by fantastic neighbour's and is within walking distance to the Sylvan Lake Gulls Stadium, as well as close to shopping, restaurants, parks, and schools. This is a beautiful move-in-ready home.

Built in 2021

Essential Information

MLS® # A2219715 Price \$699,900

Bedrooms 5
Bathrooms 4.00
Full Baths 3

Half Baths 1

Square Footage 2,011
Acres 0.12
Year Built 2021

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 12 Sweetgrass Place

Subdivision Sixty West
City Sylvan Lake

County Red Deer County

Province Alberta
Postal Code T4S 0S5

Amenities

Parking Spaces 2

Parking Concrete Driveway, Double Garage Attached

of Garages 2

Interior

Interior Features High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan,

Pantry, Soaking Tub, Tankless Hot Water, Vinyl Windows, Walk-In

Closet(s)

Appliances Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer/Dryer

Heating Central, Fireplace(s), Natural Gas

Cooling None

Fireplace Yes

of Fireplaces 1

Fireplaces Gas
Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features BBQ gas line

Lot Description Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped,

Lawn, Street Lighting

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed May 9th, 2025

Days on Market 3
Zoning R1

Listing Details

Listing Office CIR Realty

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