



**GRASSROOTS**  
REALTY GROUP

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54 Fieldstone Way  
Sylvan Lake, Alberta

MLS # A2324584

**\$719,900**



<b>Division:</b>	Fieldstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,412 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Irregular Lot, Landscaped, Lawn, Level, Low Maintenance		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** .

Welcome to this executive-built bungalow in the prestigious community of Fieldstone Landing, where timeless design meets exceptional quality. This immaculate fully developed home offers 3 bedrooms plus a den, 3 bathrooms, and a truly one-of-a-kind floor plan designed for both everyday living and entertaining. The bright, open-concept main floor is enhanced by beautiful hardwood flooring and an abundance of west-facing windows that flood the home with natural light. The stunning chef's kitchen features granite countertops, a large island, custom wine rack, and ample cabinetry—perfect for preparing meals and hosting family and friends. A formal dining room offers flexibility and has previously been used as a second main-floor living space. Recent upgrades provide peace of mind and include a new furnace (2026), hot water on demand (2026), the majority of the home's windows (2023-2024) Backed by transferable warranty, Rubber Drive way (2023) Central Air (2025). All the big tickets items are checked!!! The spacious primary retreat easily accommodates a king-sized bedroom suite and features a spa-inspired ensuite with a jetted tub, separate shower, and an impressive walk-in closet. The fully finished lower level has been thoughtfully designed to maximize every square foot, offering a massive family room with bar area, two oversized bedrooms, a four-piece bathroom, and a generous storage room. Step outside through the walkout basement to your beautifully landscaped west-facing backyard, complete with a covered patio, stucco storage shed, new fencing, and the perfect setting to unwind while taking in spectacular sunset views.