



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

62 Fieldstone Way
Sylvan Lake, Alberta

MLS # A2349274



\$585,000

Division:	Fieldstone		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,237 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Fruit Trees/Shrub(s), Lawn, Level, No Neig		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	none		

Welcome to this well-designed bungalow offering comfortable one-level living with plenty of additional space downstairs. The bright, open-concept main floor features high ceilings, a spacious kitchen with a large island and pantry, and a dining area that opens onto a generous deck—perfect for morning coffee, entertaining, or enjoying the backyard. The inviting living room is highlighted by a cozy gas fireplace. The main level offers two bedrooms and two full 4-piece bathrooms, including a spacious primary suite complete with a walk-in closet and private ensuite. Main floor laundry adds convenience and makes everyday living easy. The fully developed recently renovated walkout basement provides even more room for family and guests, featuring two additional bedrooms, a newly renovated 4-piece bathroom, a TV watching area and a separate recreation area. With direct access to the backyard, the basement offers excellent flexibility for guests, hobbies, or family living. Step outside to enjoy the large fenced yard, spacious patio and an additional parking pad ideal for a trailer or recreational vehicle. The walkout provides easy access from the lower level directly to the backyard. With its spacious open-concept design, high ceilings, four bedrooms, three full bathrooms, main floor laundry, recently developed walkout basement and excellent outdoor space, this bungalow offers the perfect combination of comfort, functionality and easy one-level living with a newly insulated and heated garage and Telus Fiber Internet.