



GRASSROOTS
REALTY GROUP

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5 Springfield Boulevard
Sylvan Lake, Alberta

MLS # A2351126

\$519,000

Division:	Sixty West		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,441 sq.ft.	Age:	2023 (3 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Built-in Features, No Animal Home, No Smoking Home, Quartz Counters		

Inclusions: None

Welcome to Sixty West — one of Sylvan Lake's most sought-after nature-inspired communities! This beautifully designed home offers a thoughtful three-level layout with 4 bedrooms and 4 bathrooms, providing plenty of space for families, guests and everyday living. The main floor features a bright, welcoming living room, stylish kitchen with quartz countertops and beautiful cabinetry, spacious dining nook and convenient half bath. Large windows throughout the home bring in an abundance of natural light, while a stunning feature wall adds a beautiful designer touch. Upstairs, the spacious primary suite offers a relaxing retreat with beautiful beamed ceilings, a walk-in closet and private ensuite, while two additional bedrooms and a full bathroom provide excellent family space. The fully developed basement adds even more versatility with a large recreation room, fourth bedroom and full bathroom — perfect for guests, teens, a home office or additional living space. Enjoy morning coffee or evening entertaining on the 12' x 10' covered rear deck, with a welcoming front porch adding to the home's curb appeal. Thoughtful finishes continue throughout with composite decking, triple-pane windows and an attractive interior design. Located in Sixty West, a beautifully planned, award-winning community surrounded by parks, ponds, natural spaces and more than 4 km of paved trails. Residents enjoy easy access to Pogadl Park, the Sylvan Lake Gulls stadium, walking trails and Waterford Station's shops, dining and everyday amenities. A beautiful home in an exceptional community!