

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

MLS® #A2219715

**\$699,900**

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

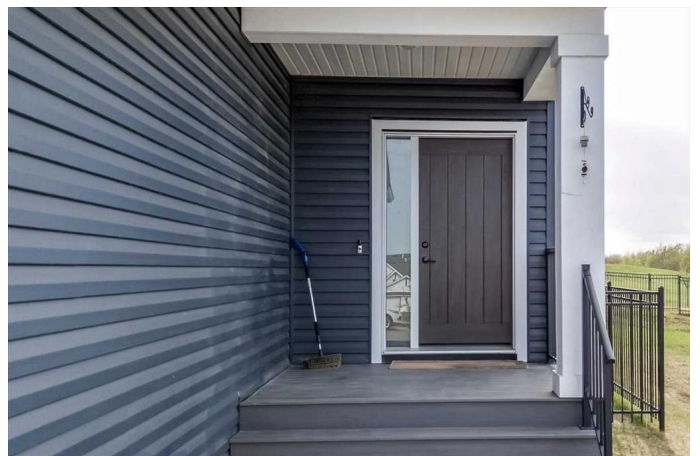
Sixty West, Sylvan Lake, Alberta

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	5
Zoning	R1

## Listing Details

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.