

10 Sweetgrass Place Sylvan Lake, Alberta

MLS # A2248120



\$1,649,700

Division:	Sixty West		
Type:	Residential/House		
Style:	Bungalow		
Size:	3,478 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	4 full / 2 half
Garage:	Aggregate, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Cul-De-Sac, Dog Run Fe		

Heating:	In Floor, ENERGY STAR Qualified Equipment, Fireplace(s), Forced Air, Natural Gas, Radiant, Wood	Water:	
Floors:	Concrete, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Concrete, Stone, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Recreation Facilities, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), WaterSense Fixture(s), Wet Bar, Wired for Data, Wired for Sound		
Inclusions:	FRIDGE X2, STOVE, DISHWASHER-BI X2, MICROWAVE-BI, WASHER X2 & DRYER X2, BLINDS, WINDOW COVERINGS, SHED, GOLF SIMULATOR AND ALL RELATED EQUIPMENT, BAR FRIDGE in Golf Room, All TV's & Mounts, Garage Openers, Garage Controls x3, CENTRAL VACUUM AND ALL ATTACHMENTS		

This extraordinary home in Sixty West redefines luxury living with a level of craftsmanship, space, and comfort rarely seen in Central Alberta. With over 3,400 square feet of above-grade living space, it offers a grand yet grounded experience. Soaring ceilings and expansive windows flood the main floor with natural light, framing views of surrounding parkland and walking trails. The expansive layout connects a thoughtfully curated dream kitchen to a warm, welcoming living area. The kitchen is both functional and stunning, with a massive island, premium appliances, and a hidden coffee bar and prep space, perfect for entertaining or everyday ease. Solid wood accents and barn doors add texture and charm throughout, including a quiet main floor office. Seamlessly integrated into this space is a discreet feature door that opens to the crown jewel: a spacious, private primary retreat that feels more like a luxury spa than a bedroom. The enclosed sunroom with a wood-burning fireplace offers year-round comfort perfect for last-minute get-togethers or quiet mornings with a coffee and a good book. Upstairs, there's plenty of space to stretch out for yoga, weight training or even host golf nights on your private golf simulator. A wet bar and full bathroom complete the upper floor. The lower level is designed for connection and fun, with a full-sized bar, spacious media room, games areas, and two large bedrooms with private ensuites, perfect for visitors or teenagers. Outside, a fully landscaped, manicured yard with underground sprinklers and multiple decks maximizes outdoor living. The heated three-car garage features a secure dog run and an indoor wash station. Built to an exceptional standard and thoughtfully designed for effortless living, this home offers beauty, comfort, and opportunity in one of Sylvan Lake's most coveted neighborhoods. This

one-of-a-kind home is on a level of its own.