

## 48 Fieldstone Way Sylvan Lake, Alberta

**MLS # A2250011**



# \$899,900

<b>Division:</b>	Fieldstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,668 sq.ft.	<b>Age:</b>	2004 (21 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Landscaped, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** Lawn ornaments (outhouse and windmill)

**\*\*\*ABSOLUTELY STUNNING WALKOUT BUNGALOW WITH ATTACHED GARAGE, BACKING ONTO HUGE GREENSPACE IN PRESTIGIOUS FIELDSTONE LANDING\*\*\*.** This 5 bed/3 bath property is in a spectacular location with a quiet cul-de-sac, & no thru road...absolutely one of the nicest lots in Sylvan Lake. This 1668 sqft bungalow plus fully finished walkout basement, shows beautifully with every area built with the highest quality including granite/quartz throughout all counter tops in the house! The main level boasts a fantastic living room with vaulted ceilings, gas fireplace, large windows throughout, & engineered hardwood flooring/tile. The beautiful kitchen boasts loads of custom cabinets, quartz counter tops, tiled backsplash, stainless steel appliances, & full pantry. Breakfast nook and formal dining room compliment this family home. 3 beds/2 baths are on the main, including the large master with 5 piece ensuite (his and her sinks and separate soaker tub and shower), & walk in closet. Downstairs is fully finished with 2 more beds, 4 piece bathroom, large living room with wet bar, free standing wood stove, built in shelving, & games room with tons of storage. Garage is finished and perfect for all your toys. Head outside to an immaculate 10 out of 10 yard, including full curbing, massive maintenance free deck, stamped concrete fire pit area, private maintenance free lower level sun deck with opening storage benches, large matching shed, and all looking over a massive greenspace with no neighbours behind! Open the back gate and enjoy the ice rink and toboggan hill in the winter or throw a ball around with the kids/pets in the summer. Close to all amenities, this property is a must see!