

# \$1,395,900 - 8 Sweetgrass Place, Sylvan Lake

MLS® #A2166728

**\$1,395,900**

3 Bedroom, 3.00 Bathroom, 1,802 sqft  
Residential on 0.18 Acres

Sixty West, Sylvan Lake, Alberta

In the beautiful Sixty West community, this Vleeming-built home resides on one of the neighborhood's most coveted lots. Sixty West combines luxury and convenience with Sylvan Lake charm, anchored by Waterford Station â€” a nearby hub of local businesses and shops. Here, quality living and everyday essentials are just a short stroll away.

From foundation to roof, this home showcases effective design and superior craftsmanship. The Insulated Concrete Form foundation and Durabuilt triple-pane windows and doors create a comfortable, energy-efficient environment year-round. Durable CRC/IKO architectural shingles top off an exterior that artfully combines Gemstone smart LED lighting, acrylic stucco, Canixel siding, and natural stone.

Inside, the open main floor impresses with both coffered and tray ceilings and flows seamlessly from the office to the living room and over to the gourmet kitchen. Custom Hunter Douglas shades, Huntwood cabinets, and high-end appliances make this open space a joy for entertainers! On the same level, the primary offers a large sanctuary, with an organized walk-in closet, custom shower, standalone tub, and dual vanity in the ensuite, to blend functionality with style for everyday comfort.

The lower level is a haven for family gatherings and entertainment. It features two bedrooms, a den, and a full bathroom, along with a spacious area perfect for movie nights



or game sessions. The custom wine room, situated behind a strikingly beautiful wet bar, comes complete with a drain and is plumb-ready, offering endless possibilities for wine enthusiasts.

A Trane furnace with zoned heating, HRV, and water softener ensure optimal comfort and air and water quality throughout. In-floor heating in the primaryâ€™s ensuite, the basement, and garage adds an extra touch of luxury.

Outdoor living is equally appealing, featuring a low-maintenance composite deck with sleek aluminum and glass railings. Incredible attention to detail in the composite borders and edging! Maximize your outdoor living space with the clever built-in shed tucked beneath the water-tight deck, offering dry, secure storage for gardening tools and equipment while preserving valuable professionally landscaped yard area. Gather with family and friends here or stroll along with the Sixty West's ambling walking paths, green spaces and ponds. This particular lot sits adjacent to Sixty West Park!

The oversized garage, finished with upscale epoxy flooring, doubles as an impressive workshop space. It's perfect for the discerning hobbyist or car enthusiast. This home also has central vac and additional audio options!

This Sixty West gem offers more than just premium living â€“ it's an aspirational lifestyle where quality craftsmanship meets modern convenience, all within a thriving new community. With Waterford Station nearby, this home truly represents the pinnacle of upscale, forward-thinking design!

Built in 2018

### **Essential Information**

MLS® #	A2166728
Price	\$1,395,900
Bedrooms	3

Bathrooms	3.00
Full Baths	3
Square Footage	1,802
Acres	0.18
Year Built	2018
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	8 Sweetgrass Place
Subdivision	Sixty West
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0S5

### **Amenities**

Parking Spaces	2
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Central Vacuum, Closet Organizers, French Door, No Smoking Home, Quartz Counters, Recessed Lighting, Wet Bar
Appliances	Built-In Refrigerator, Dishwasher, Dryer, Gas Range, Microwave, Oven-Built-In, Washer
Heating	Boiler
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Balcony, BBQ gas line, Fire Pit, Lighting, Storage
Lot Description	Cul-De-Sac, Lawn, No Neighbours Behind, Irregular Lot, Landscaped,

Wedge Shaped Lot, Private, See Remarks

Roof Asphalt Shingle  
Construction Stone, Stucco  
Foundation ICF Block

### **Additional Information**

Date Listed September 18th, 2024  
Days on Market 217  
Zoning R5

### **Listing Details**

Listing Office Real Broker

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.