

# \$449,000 - 8 Springfield Boulevard, Sylvan Lake

MLS® #A2212421

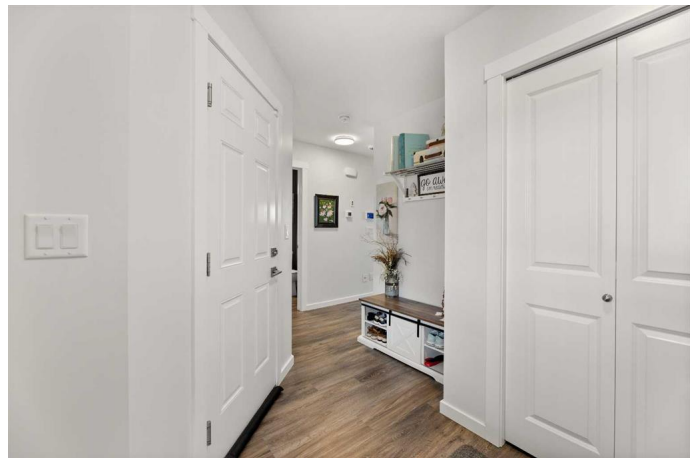
## \$449,000

3 Bedroom, 3.00 Bathroom, 1,456 sqft

Residential on 0.07 Acres

Sixty West, Sylvan Lake, Alberta

Located in the coveted Sixty West community, this two-storey home offers ample space and smart design. With parks, walking trails, and a playground nearby, you'll enjoy easy access to scenic outdoor spaces and everyday essentials. The main floor features an open-concept living and dining area, ideal for relaxing or hosting guests. The kitchen includes a large centre island, abundant counter space, and a walk-in pantry for extra storage. Essential appliances are included: a refrigerator, electric stove, microwave, and dishwasher. Vinyl flooring throughout the main floor provides durability and ease of maintenance, and a two-piece bathroom, along with direct garage access, adds practicality. Upstairs, the primary bedroom boasts a walk-in closet and a three-piece ensuite. Two additional bedrooms offer flexible space for a growing family, guests, or a home office. The upstairs is carpeted for comfort, while the full four-piece bathroom features easy-to-clean flooring. A laundry closet with an included washer and dryer rounds out the second level. The finished basement provides even more living space, with a hobby room, two storage closets, and a mechanical room to keep everything organized. Outside, a private deck and terrace provide a quiet retreat, while the attached garage offers secure parking with additional storage. This home is designed with practicality and comfort in mind, all in a location that's hard to beat. Book your private showing today!



Built in 2018

## Essential Information

MLS® #	A2212421
Price	\$449,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,456
Acres	0.07
Year Built	2018
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

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

## Amenities

Parking Spaces	3
Parking	Garage Door Opener, Garage Faces Front, Single Garage Attached, Shared Driveway
# of Garages	1

## Interior

Interior Features	Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Private Entrance
Lot Description	Back Yard, Cul-De-Sac, No Neighbours Behind, Paved, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 15th, 2025
Days on Market	4
Zoning	R5A

**Listing Details**

Listing Office	Century 21 Bravo Realty
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