



**GRASSROOTS**  
REALTY GROUP

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**10 Sweetgrass Place  
Sylvan Lake, Alberta**

**MLS # A2218010**



**\$1,750,000**

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

<b>Heating:</b>	In Floor, ENERGY STAR Qualified Equipment, Fireplace(s), Forced Air, Natural Gas, Radiant, Wood	<b>Water:</b>	
<b>Floors:</b>	Concrete, Hardwood, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Stone, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), 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		
<b>Inclusions:</b>	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		

Flawless in execution. This extraordinary home in Sixty West redefines luxury living with a level of craftsmanship, space, and comfort rarely seen in Central Alberta. Over 3,400 square feet of above-grade living space sets the stage for a home that feels grand yet grounded. Soaring ceilings and endless windows flood the main floor with natural light, showcasing views of surrounding parkland and walking trails. The open-concept layout blends a showpiece kitchen with a warm, inviting living area &mdash; and tucked behind a discreet feature door lies the crown jewel: a private primary retreat that feels more like a high-end spa than a bedroom. The kitchen features a massive island, premium appliances, and a tucked-away coffee bar and prep area &mdash; perfect for both entertaining and everyday living. Solid wood accents and barn doors bring warmth and character throughout, including a quiet main floor office. The enclosed sunroom with a wood-burning fireplace is a true year-round retreat &mdash; perfect for making memories with family and friends, or peaceful, private mornings with a coffee and a good book. Upstairs, you'll find space to move and breathe &mdash; whether it's morning yoga, a workout, or a quick round on your private golf simulator. With a wet bar and full bathroom, it's also the perfect space for entertaining guests. The lower level is built for even more connection and fun. A full-sized bar, spacious media room, plus games areas, and two large bedrooms with private ensuites make it ideal for family or visitors. Whether it's game night, movie night, or hosting friends, this space was designed to enjoy. Step outside to a meticulously manicured & landscaped yard with underground sprinklers, and multiple decks to enhance the outdoor living space. The heated three-car garage is perfect for prized

vehicles or toys, and includes access to a secure dog run and an indoor wash station. This home is more than just impressive &mdash; it's inspiring. Built to a standard rarely seen and designed for those who expect more, it offers a lifestyle of comfort, beauty, and ease in one of Sylvan Lake's most sought-after neighborhoods. This home isn't just different &mdash; it's on a level of its own.