



GRASSROOTS
REALTY GROUP

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**38 Springfield Boulevard
Sylvan Lake, Alberta**

MLS # A2236641



\$859,900

Division:	Sixty West		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,220 sq.ft.	Age:	2024 (1 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped		

Heating:	ENERGY STAR Qualified Equipment, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, See Remarks, Silent Floor Joists, Vinyl Siding, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	Fridge, Stove, Hood Fan, BI Dishwasher, Microwave in Pantry, Wine Fridge on 2nd Level, Garage Door Opener, 2 Controls, Drapes in Primary Bedroom		

Stunning is the best way to describe True-Line Homes Newest Sylvan Lake Show Home!!! The Interior Decorators went to town on this Executive Home! Gorgeous upgraded kitchen with Quartz Countertops, Amazing Cabinetry , Stainless Appliances, Open Floor Plan with Beamed Ceilings, Stunning Entry, Large Center Island , Angled Vinyl Plank Flooring,. Primary Bedroom with Vaulted Ceilings, large walk-in closet, 4 piece ensuite with Double Sinks and a 5' Shower. Large Great Room Upstairs with Wet bar and Balcony! Fully developed basement with Family room, 2 Bedrooms, 4 piece bath, Storage Room and Energy Efficient Mechanical Room . Fully finished 22x26 garage with 220 and dry sump, Completely Finished and Heated! , Sunstop Low E argon filled windows, Limited Lifetime Architectural Shingles, Silent Floor System, Hardy Siding, Upgraded Insulation R60 and a 10 year New Home Warranty plus the added bonus of the 2 Year all inclusive Builders Warranty! If you love QUALITY, this is your home!