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 Attached
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!