



GRASSROOTS
REALTY GROUP

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10 Fieldstone Way
Sylvan Lake, Alberta

MLS # A2269857



\$1,075,000

Division:	Fieldstone		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,876 sq.ft.	Age:	2003 (22 yrs old)
Beds:	6	Baths:	3 full / 2 half
Garage:	Double Garage Attached		
Lot Size:	0.32 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Gazebo, Irregular Lot, Landscaped, Level, Pi		

Heating: In Floor, Fireplace(s), Forced Air, Natural Gas

Water: -

Floors: Carpet, Ceramic Tile, Hardwood

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Mixed, See Remarks, Stone

Zoning: R1

Foundation: Poured Concrete

Utilities: -

Features: Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, See Remarks, Soaking Tub, Tray Ceiling(s), Walk-In Closet(s)

Inclusions: NA

Here is the one you've been waiting for! This STUNNING TWO-STORY has finally hit the market! Perched on an expansive pie lot in the prestigious neighborhood of Fieldstone. The stone facade and soaring pillars offer that WOW factor. Greet your guests into the grand foyer, accented with it's 14 foot ceiling and curved staircase. The extensive floor plan features elements of elegance along with thoughtful functionality. Tray ceilings, crown molding, heated floors, and custom blinds & millwork throughout. Multiple gathering areas - indoor and out- make entertaining easy. Take your pick between lounging in the formal living room or cuddling up in the cozy family room. The gourmet kitchen features warm custom cabinetry and stainless steel appliances. Dine with the added ambience of the stunning gas fireplace. Laundry and a mud room are convenient additions to this level. This impressive two-story home offers SIX SPACIOUS BEDROOMS, each designed with comfort and style. The primary suite serves as a private retreat, complete with a spa-like 5-piece ensuite and gorgeous gas fireplace. The his & hers walk-in closets lead to the convenience of a personal home gym. This prime location could also accommodate an amazing home office. The NEWLY RENOVATED lower level lends itself to entertaining. The large windows allow for loads of natural light and the in-floor heating offers an added comfort. Socialize in the expansive rec room or cuddle up for movie nights in the theatre room. The two generous bedrooms on this floor are joined by a Jack n' Jill 4-piece bathroom. This reverse pit lot allows for an oversized backyard, beautifully landscaped and complimented by both retaining walls and cement enclosures. The oversized double attached garage is heated and provides plenty of indoor parking. Additional upgrades include: TWO BRAND NEW

furnaces, a NEW hot water tank, and TWO A/C UNITS! Fieldstone is an exclusive neighborhood featuring lovely walking trails and parks. Along with convenient access to several schools and highway 11. This large luxury home is designed to impress, with an abundance of space, style, and comfort. A truly exceptional property with so much to offer. Treat yourself to a viewing today!