



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

8 Sweetgrass Place Sylvan Lake, Alberta

MLS # A2166728



\$1,320,900

Division:	Sixty West		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,802 sq.ft.	Age:	2018 (7 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Cul-De-Sac, Irregular Lot, Landscaped, Lawn, No Neighbours Behind, Private		

Heating:	Boiler	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R5
Foundation:	ICF Block	Utilities:	-
Features:	Central Vacuum, Closet Organizers, French Door, No Smoking Home, Quartz Counters, Recessed Lighting, Wet Bar		

Inclusions: n/a

In the beautiful Sixty West community, this Vleeming-built home resides on one of the neighborhood's most coveted lots. Sixty West combines luxury and convenience with Sylvan Lake charm, anchored by Waterford Station – a nearby hub of local businesses and shops. Here, quality living and everyday essentials are just a short stroll away. From foundation to roof, this home showcases effective design and superior craftsmanship. The Insulated Concrete Form foundation and Durabuilt triple-pane windows and doors create a comfortable, energy-efficient environment year-round. Durable CRC/IKO architectural shingles top off an exterior that artfully combines Gemstone smart LED lighting, acrylic stucco, Canexel siding, and natural stone. Inside, the open main floor impresses with both coffered and tray ceilings and flows seamlessly from the office to the living room and over to the gourmet kitchen. Custom Hunter Douglas shades, Huntwood cabinets, and high-end appliances make this open space a joy for entertainers! On the same level, the primary offers a large sanctuary, with an organized walk-in closet, custom shower, standalone tub, and dual vanity in the ensuite, to blend functionality with style for everyday comfort. The lower level is a haven for family gatherings and entertainment. It features two bedrooms, a den, and a full bathroom, along with a spacious area perfect for movie nights or game sessions. The custom wine room, situated behind a strikingly beautiful wet bar, comes complete with a drain and is plumb-ready, offering endless possibilities for wine enthusiasts. A Trane furnace with zoned heating, HRV, and water softener ensure optimal comfort and air and water quality throughout. In-floor heating in the primary's ensuite, the basement, and garage adds an extra touch of luxury. Outdoor living is equally appealing, featuring a

low-maintenance composite deck with sleek aluminum and glass railings. Incredible attention to detail in the composite borders and edging! Maximize your outdoor living space with the clever built-in shed tucked beneath the water-tight deck, offering dry, secure storage for gardening tools and equipment while preserving valuable professionally landscaped yard area. Gather with family and friends here or stroll along with the Sixty West's ambling walking paths, green spaces and ponds. This particular lot sits adjacent to Sixty West Park! The oversized garage, finished with upscale epoxy flooring, doubles as an impressive workshop space. It's perfect for the discerning hobbyist or car enthusiast. This home also has central vac and additional audio options! This Sixty West gem offers more than just premium living — it's an aspirational lifestyle where quality craftsmanship meets modern convenience, all within a thriving new community. With Waterford Station nearby, this home truly represents the pinnacle of upscale, forward-thinking design!