



GRASSROOTS
REALTY GROUP

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

38 FIELDSTONE Sylvan Lake, Alberta

MLS # A2184477



\$839,900

Division:	Fieldstone		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,862 sq.ft.	Age:	2002 (23 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Driveway, Garage Door Opener, Off Street, RV Access/Parking, Triple Garage		
Lot Size:	0.21 Acre		
Lot Feat:	Back Lane, Back Yard, City Lot, Front Yard, Landscaped, Low Maintenance L		

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

Floors: Carpet, Tile, Vinyl

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Stucco, Wood Frame

Foundation: Poured Concrete

Features: Central Vacuum, Double Vanity, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: N/A

Experience the remarkable transformation of this fully renovated modern bungalow. As you enter through the oversized door, the home welcomes you into a spacious and elegantly modernized living area. The living room, equipped with a sleek, long gas fireplace and a wall-integrated TV, sets the stage for sophisticated relaxation and entertainment. The kitchen has been masterfully redesigned, featuring pressure-opener cabinets for a handle-free experience and a large quartz island that stands as the centerpiece. Newly added in-floor heating in the kitchen upstairs enhances comfort and luxury, making it a perfect spot for gatherings. The home also includes an office space and laundry room conveniently accessible from the 3-car 26x35 attached heated garage. The separate dining area, located just off the kitchen and living space, can accommodate a large dining table, ideal for family gatherings. Additional living spaces include a versatile second bedroom or office and a 4pc bathroom. The private master suite is a true sanctuary, complete with a spacious area for a king-size bed, a walk-in closet, and a luxurious ensuite featuring dual sinks, a soaker tub, and a separate shower. The lower level of the house does not disappoint, offering ample space for entertainment with two large areas suitable for gaming, movie nights, or a pool table. It includes three generously sized bedrooms, one with its own 2pc ensuite, and another 4pc bathroom. The home is equipped with a new central air system, in-slab heating, and underground sprinklers, among other high-end features. The outdoor area is equally impressive, with a large deck and a lower concrete patio ready to accommodate all your outdoor furniture. Set on a 9000sqft lot, the property offers extensive space for RV parking, a trampoline, volleyball nets, and is conveniently located near an outdoor ice rink, walking trails, and new

baseball diamonds and spray park. Nestled in the prestigious Fieldstone neighborhood, known for its exceptionally built homes, this property offers estate-like living in one of the best neighborhoods in Sylvan Lake!