



GRASSROOTS
REALTY GROUP

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

73 Fieldstone Way
Sylvan Lake, Alberta

MLS # A2206095



\$774,900

| | | | |
|------------------|---|---------------|-------------------|
| Division: | Fieldstone | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,130 sq.ft. | Age: | 2011 (14 yrs old) |
| Beds: | 5 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Driveway, Garage Faces Front, Heated Garage, RV | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Yard, Backs on to Park/Green Space, Garden, Landscaped | | |

| | | | |
|--------------------|--|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Double Vanity, Kitchen Island, Vaulted Ceiling(s) | | |

Inclusions: Storage Shed & Gazebo

Welcome to the stunning 73 Fieldstone Way, a beautifully designed home offering 5 bedrooms and 3.5 bathrooms. As you enter, you're greeted by high ceilings and a spacious, open-concept main floor that is perfect for both everyday living and entertaining. The beautiful kitchen is a chef's dream, featuring sleek stainless steel appliances and a large kitchen island, providing ample space for meal prep and casual dining. The living area flows seamlessly from the kitchen, creating a bright and airy atmosphere throughout. Upstairs, you'll find the impressive primary bedroom, complete with a walk-in closet and a luxurious 4-piece ensuite for your ultimate comfort and privacy. The second floor also features 3 additional well-sized bedrooms and another 4-piece bathroom, offering plenty of space for family or guests. For added convenience, the laundry room is located on the second floor. The fully finished basement is a standout feature of this home, providing a beautiful rec room ideal for relaxation and entertainment. An additional bedroom and plenty of storage space complete the lower level, ensuring that all your needs are met. Outside, a double attached garage provides ample parking and storage. With its stylish design, functional layout, and high-end finishes, 73 Fieldstone Way is truly a place to call home.