

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!