

# \$859,900 - 38 Springfield Boulevard, Sylvan Lake

MLS® #A2236641

**\$859,900**

5 Bedroom, 4.00 Bathroom, 2,220 sqft

Residential on 0.11 Acres

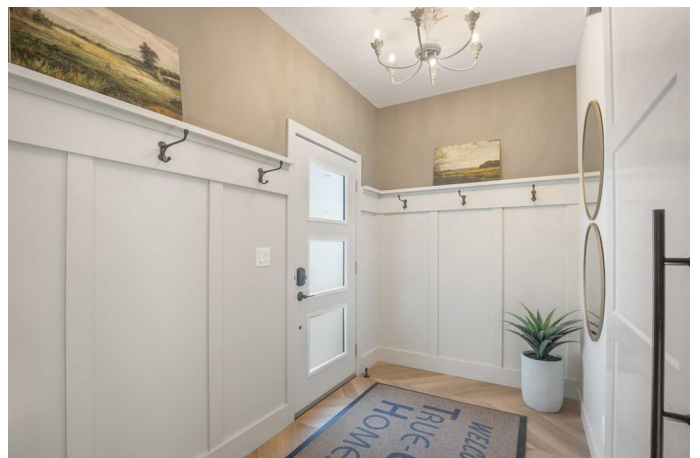
Sixty West, Sylvan Lake, Alberta

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!

Built in 2024

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2236641  |
| Price     | \$859,900 |
| Bedrooms  | 5         |
| Bathrooms | 4.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,220       |
| Acres          | 0.11        |
| Year Built     | 2024        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 38 Springfield Boulevard |
| Subdivision | Sixty West               |
| City        | Sylvan Lake              |
| County      | Red Deer County          |
| Province    | Alberta                  |
| Postal Code | T4S 0S5                  |

### Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### Interior

|                   |                                                                                                                                                                                |
|-------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Soaking Tub, Storage, Walk-In Closet(s), Closet Organizers, Vaulted Ceiling(s), Wet Bar |
| Appliances        | Dishwasher, Electric Stove, Microwave, Refrigerator, Bar Fridge                                                                                                                |
| Heating           | Natural Gas, ENERGY STAR Qualified Equipment                                                                                                                                   |
| Cooling           | None                                                                                                                                                                           |
| Has Basement      | Yes                                                                                                                                                                            |
| Basement          | Finished, Full                                                                                                                                                                 |

### Exterior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Exterior Features | BBQ gas line                                                         |
| Lot Description   | Back Yard, Landscaped, Backs on to Park/Green Space                  |
| Roof              | Asphalt Shingle                                                      |
| Construction      | Concrete, Wood Frame, Silent Floor Joists, See Remarks, Vinyl Siding |
| Foundation        | Poured Concrete                                                      |

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 124            |
| Zoning         | R5             |

**Listing Details**

|                |                                 |
|----------------|---------------------------------|
| Listing Office | Realty Executives Alberta Elite |
|----------------|---------------------------------|

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