

# \$1,750,000 - 10 Sweetgrass Place, Sylvan Lake

MLS® #A2218010

**\$1,750,000**

3 Bedroom, 6.00 Bathroom, 3,478 sqft

Residential on 0.21 Acres

Sixty West, Sylvan Lake, Alberta

Flawless in execution. This extraordinary home in Sixty West redefines luxury living with a level of craftsmanship, space, and comfort rarely seen in Central Alberta.

Over 3,400 square feet of above-grade living space sets the stage for a home that feels grand yet grounded. Soaring ceilings and endless windows flood the main floor with natural light, showcasing views of surrounding parkland and walking trails.

The open-concept layout blends a showpiece kitchen with a warm, inviting living area – and tucked behind a discreet feature door lies the crown jewel: a private primary retreat that feels more like a high-end spa than a bedroom.

The kitchen features a massive island, premium appliances, and a tucked-away coffee bar and prep area – perfect for both entertaining and everyday living. Solid wood accents and barn doors bring warmth and character throughout, including a quiet main floor office. The enclosed sunroom with a wood-burning fireplace is a true year-round retreat – perfect for making memories with family and friends, or peaceful, private mornings with a coffee and a good book. Upstairs, you™ll find space to move and breathe – whether it™s morning yoga, a workout, or a quick round on your private golf simulator. With a wet bar and full bathroom, it™s also the perfect space for entertaining guests.

The lower level is built for even more



connection and fun. A full-sized bar, spacious media room, plus games areas, and two large bedrooms with private ensuites make it ideal for family or visitors. Whether it's game night, movie night, or hosting friends, this space was designed to enjoy.

Step outside to a meticulously manicured & landscaped yard with underground sprinklers, and multiple decks to enhance the outdoor living space. The heated three-car garage is perfect for prized vehicles or toys, and includes access to a secure dog run and an indoor wash station.

This home is more than just impressive – it's inspiring. Built to a standard rarely seen and designed for those who expect more, it offers a lifestyle of comfort, beauty, and ease in one of Sylvan Lake's most sought-after neighborhoods.

This home isn't just different – it's on a level of its own.

Built in 2022

**Essential Information**

MLS® #	A2218010
Price	\$1,750,000
Bedrooms	3
Bathrooms	6.00
Full Baths	4
Half Baths	2
Square Footage	3,478
Acres	0.21
Year Built	2022
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	10 Sweetgrass Place
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Subdivision	Sixty West
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0S5

### **Amenities**

Parking Spaces	6
Parking	Aggregate, Driveway, Garage Door Opener, Garage Faces Front, Heated Garage, Triple Garage Attached
# of Garages	3

### **Interior**

Interior Features	Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound, Low Flow Plumbing Fixtures, Natural Woodwork, Recreation Facilities, Wired for Data, WaterSense Fixture(s)
Appliances	See Remarks
Heating	In Floor, Fireplace(s), Forced Air, Natural Gas, ENERGY STAR Qualified Equipment, Radiant, Wood
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Wood Burning, Sun Room
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Courtyard, Dog Run, Fire Pit, Lighting, Storage, Garden, Rain Barrel/Cistern(s)
Lot Description	Back Yard, Backs on to Park/Green Space, City Lot, Cul-De-Sac, Dog Run Fenced In, Landscaped, Lawn, Level, No Neighbours Behind, Underground Sprinklers, Environmental Reserve, Garden, Interior Lot, Open Lot, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Stone, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 7th, 2025
Days on Market	79
Zoning	R1

**Listing Details**

Listing Office	Greater Property Group
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