

# \$829,900 - 65 Fieldstone Way, Sylvan Lake

MLS® #A2226738

**\$829,900**

4 Bedroom, 4.00 Bathroom, 2,440 sqft

Residential on 0.18 Acres

Fieldstone, Sylvan Lake, Alberta

One of a kind estate home in a highly sought-after community, just minutes to the lake! Situated on a well-manicured lot with a triple attached garage and paved RV parking. This custom property offers superior architectural details and luxury finishes throughout. Upon the front entry, you are greeted with extended ceilings and large windows which creates an abundance of natural light. The main level includes a dual-sided fireplace with a waterfall feature, spacious living room equipped with built-in entertainment cabinetry, open dining area, and chef's kitchen. Upscale touches are prevalent throughout with porcelain tile, granite counters, 6-burner gas range, corner pantry, floor-to-ceiling cabinets, and under mount sink, a gorgeous tiled backsplash. The main level concludes with a 2 piece bathroom, enclosed mudroom, and direct entry to the garage. The upper level primary suite showcases vaulted ceilings, private balcony, built-in cabinetry, and dual sided fireplace which leads to an ensuite that spares no desire. The 6 piece ensuite features a soaker tub, a tiled glass wall-in shower, separate toilet/bidet, dual vanity, and massive walk-in closet. The second floor also contains a laundry room and two well appointed bedrooms. Each offers great lighting, deep closets, and a walk-through bathroom. Which offers dual vanities and tiled shower. The basement boasts tall ceilings, leading to a flex/office space, theatre room, additional



bedroom, full bathroom, and additional storage.Â Enjoy the fully landscaped backyard enclosed with vinyl fence- offering a quaint retreat alongside the partially covered deck. Plus, the added bonus of separate yard entry and a dog run!Â This beautiful home offers a wonderful blend of function and style; linking to the communities vast trail network, greenbelt, and quick access to multiple amenities.Â

Built in 2013

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2226738    |
| Price          | \$829,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,440       |
| Acres          | 0.18        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 65 Fieldstone Way |
| Subdivision | Fieldstone        |
| City        | Sylvan Lake       |
| County      | Red Deer County   |
| Province    | Alberta           |
| Postal Code | T4S 0C3           |

### **Amenities**

|                |                                                       |
|----------------|-------------------------------------------------------|
| Parking Spaces | 7                                                     |
| Parking        | Off Street, RV Access/Parking, Triple Garage Attached |
| # of Garages   | 3                                                     |

## Interior

|                   |                                                                                                                                                                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, See Remarks, Soaking Tub, Storage, Walk-In Closet(s), Bidet, Chandelier, French Door, Wired for Sound |
| Appliances        | Dishwasher, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer/Dryer, Window Coverings                                                                                                                                                                                      |
| Heating           | Forced Air                                                                                                                                                                                                                                                                             |
| Cooling           | Other                                                                                                                                                                                                                                                                                  |
| Fireplace         | Yes                                                                                                                                                                                                                                                                                    |
| # of Fireplaces   | 2                                                                                                                                                                                                                                                                                      |
| Fireplaces        | Gas                                                                                                                                                                                                                                                                                    |
| Has Basement      | Yes                                                                                                                                                                                                                                                                                    |
| Basement          | Finished, Full                                                                                                                                                                                                                                                                         |

## Exterior

|                   |                                              |
|-------------------|----------------------------------------------|
| Exterior Features | Balcony, Dog Run, Garden, Storage, RV Hookup |
| Lot Description   | Street Lighting, Reverse Pie Shaped Lot      |
| Roof              | Asphalt Shingle                              |
| Construction      | Concrete, Stone, Vinyl Siding, Wood Frame    |
| Foundation        | Poured Concrete                              |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 5th, 2025 |
| Days on Market | 12             |
| Zoning         | R1             |

## Listing Details

|                |                           |
|----------------|---------------------------|
| Listing Office | Concept Realty Group Inc. |
|----------------|---------------------------|

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