

# \$449,000 - 8 Springfield Boulevard, Sylvan Lake

MLS® #A2212421

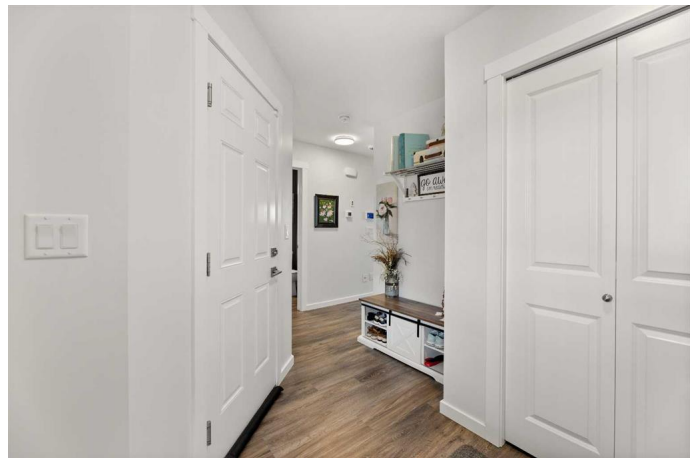
## \$449,000

3 Bedroom, 3.00 Bathroom, 1,456 sqft

Residential on 0.07 Acres

Sixty West, Sylvan Lake, Alberta

Located in the coveted Sixty West community, this two-storey home offers ample space and smart design. With parks, walking trails, and a playground nearby, you'll enjoy easy access to scenic outdoor spaces and everyday essentials. The main floor features an open-concept living and dining area, ideal for relaxing or hosting guests. The kitchen includes a large centre island, abundant counter space, and a walk-in pantry for extra storage. Essential appliances are included: a refrigerator, electric stove, microwave, and dishwasher. Vinyl flooring throughout the main floor provides durability and ease of maintenance, and a two-piece bathroom, along with direct garage access, adds practicality. Upstairs, the primary bedroom boasts a walk-in closet and a three-piece ensuite. Two additional bedrooms offer flexible space for a growing family, guests, or a home office. The upstairs is carpeted for comfort, while the full four-piece bathroom features easy-to-clean flooring. A laundry closet with an included washer and dryer rounds out the second level. The finished basement provides even more living space, with a hobby room, two storage closets, and a mechanical room to keep everything organized. Outside, a private deck and terrace provide a quiet retreat, while the attached garage offers secure parking with additional storage. This home is designed with practicality and comfort in mind, all in a location that's hard to beat. Book your private showing today!



Built in 2018

## Essential Information

MLS® #	A2212421
Price	\$449,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,456
Acres	0.07
Year Built	2018
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

## Community Information

Address	8 Springfield Boulevard
Subdivision	Sixty West
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0S5

## Amenities

Parking Spaces	3
Parking	Garage Door Opener, Garage Faces Front, Single Garage Attached, Shared Driveway
# of Garages	1

## Interior

Interior Features	Kitchen Island, Pantry, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

**Exterior**

Exterior Features	Private Entrance
Lot Description	Back Yard, Cul-De-Sac, No Neighbours Behind, Paved, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	April 15th, 2025
Days on Market	14
Zoning	R5A

**Listing Details**

Listing Office	Century 21 Bravo Realty
----------------	-------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.