

# \$880,000 - 40 Fieldstone Way, Sylvan Lake

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MLS® #A2237625

**\$880,000**

6 Bedroom, 3.00 Bathroom, 1,686 sqft

Residential on 0.21 Acres

Fieldstone, Sylvan Lake, Alberta

AMAZING BUNGALOW with all of the bells and whistles! Nestled on a huge lot in the sought after neighborhood of Fieldstone. Conveniently close to schools, parks, walking trails, and with easy access to Highway 11. The stone work and stucco create an attractive curb appeal. Exposed aggregate drive and pathway offer an executive touch. The double attached garage is heated and provides plenty of indoor parking. Projects will be a pleasure with the extensive attached cabinets and tool boxes. Greet your guests into the large slate tiled entryway. Honey hardwood floors lead you through the hub of the home. The living room features a gorgeous gas fireplace as it's focal point. The recently renovated kitchen boasts high end custom white wood cabinetry and quartz countertops, flooded with natural light via solar tube lighting & countertop windows. Built in double ovens, induction cooktop, high CFM hood fan (vents outside), barn style undermount sink, & a full stainless appliance package including dishwasher. The gorgeous cabinetry provides loads of storage, equipped with swing out organizers, pull-out drawers & there's even a powered cabinet to tuck away the devices; all soft close! The bay windows of the dining room add character and charm. Step thru the garden door to enjoy the expansive patios. The upper provides shade, while the lower allows you to enjoy that summer sunshine. The backyard is fully fenced and features mature trees for additional privacy. After a long day, escape to the



spacious primary suite, complete with a wonderful walk-in closet. Two additional bedrooms and a 4-piece bathroom make this floor plan perfect for a family. The main level laundry room is right out of a magazine! The mudroom leading from the garage give you an organized drop zone with ample storage. The basement features a fantastic family room with the coziness of under floor heating. Cuddle up for movie nights and enjoy the surround sound system. THREE additional bedrooms provide accommodations for company or older children. The 5-piece bathroom offers a roomy getting ready space. Additional updates include a water softener, a new hot water tank, and Central A/C. What more could you wish for?! Schedule that showing today!! Additional features include: functional in-floor heat, central vacuum, built in humidifier for the hardwood, water softener, built-in cabinets & work bench in garage, wired for sound throughout (includes outside), Lutron lighting system throughout.

Built in 2005

### **Essential Information**

MLS® #	A2237625
Price	\$880,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,686
Acres	0.21
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	40 Fieldstone Way
Subdivision	Fieldstone
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 2L3

### Amenities

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### Interior

Interior Features	Closet Organizers, Open Floorplan, Quartz Counters, See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	BBQ gas line, Private Yard
Lot Description	Back Yard, City Lot, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Private, See Remarks, Street Lighting, Gazebo
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### Additional Information

Date Listed	July 9th, 2025
Days on Market	5
Zoning	R1

### Listing Details

Listing Office	RE/MAX real estate central alberta
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