

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

MLS® #A2236641

**\$859,900**

5 Bedroom, 4.00 Bathroom, 2,220 sqft

Residential on 0.11 Acres

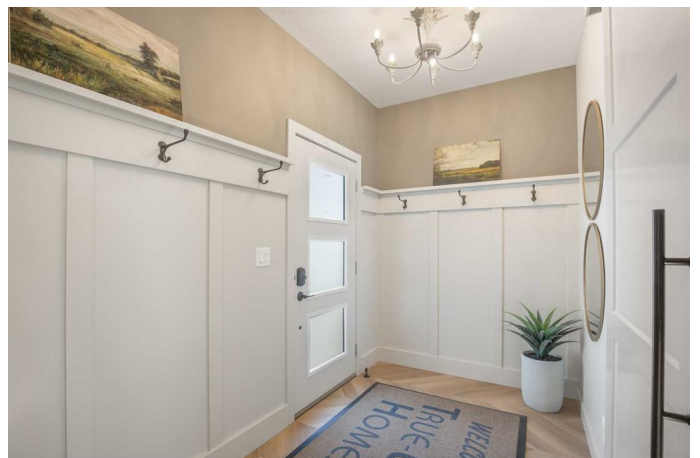
Sixty West, Sylvan Lake, Alberta

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 Detached |
| # of Garages   | 2                      |

### Interior

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

### Exterior

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

**Additional Information**

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 47             |
| Zoning         | R5             |

**Listing Details**

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

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.