

\$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.

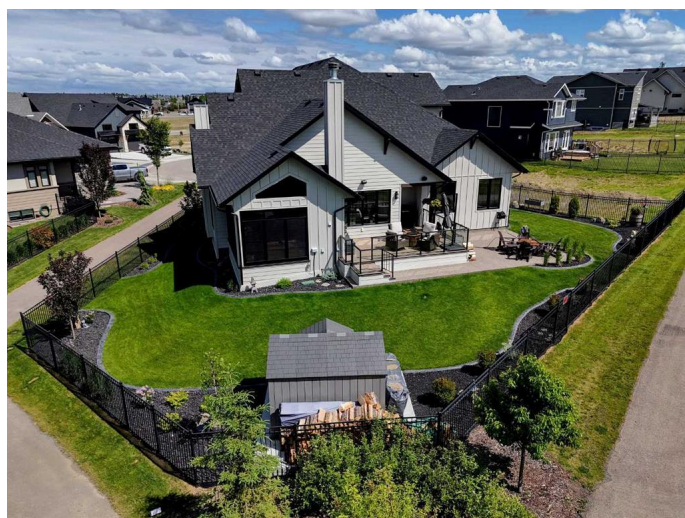
Over 3,400 square feet of above-grade living space sets the stage for a home that feels grand yet grounded. Soaring ceilings and endless windows flood the main floor with natural light, showcasing views of surrounding parkland and walking trails.

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 |
|---------|---------------------|

| | |
|-------------|-----------------|
| 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 | 49 |
| Zoning | R1 |

Listing Details

| | |
|----------------|------------------------|
| Listing Office | Greater Property Group |
|----------------|------------------------|

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