

\$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 itâ€™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 â€“ itâ€™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 Lakeâ€™s most sought-after neighborhoods.

This home isnâ€™t just different â€“ itâ€™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

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|----------------|---------------|
| Date Listed | May 7th, 2025 |
| Days on Market | 68 |
| Zoning | R1 |

Listing Details

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

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