

# \$1,649,700 - 10 Sweetgrass Place, Sylvan Lake

MLS® #A2248120

**\$1,649,700**

3 Bedroom, 6.00 Bathroom, 3,478 sqft  
Residential on 0.21 Acres

Sixty West, Sylvan Lake, Alberta

This extraordinary home in Sixty West redefines luxury living with a level of craftsmanship, space, and comfort rarely seen in Central Alberta. With over 3,400 square feet of above-grade living space, it offers a grand yet grounded experience. Soaring ceilings and expansive windows flood the main floor with natural light, framing views of surrounding parkland and walking trails. The expansive layout connects a thoughtfully curated dream kitchen to a warm, welcoming living area. The kitchen is both functional and stunning, with a massive island, premium appliances, and a hidden coffee bar and prep space, perfect for entertaining or everyday ease. Solid wood accents and barn doors add texture and charm throughout, including a quiet main floor office. Seamlessly integrated into this space is a discreet feature door that opens to the crown jewel: a spacious, private primary retreat that feels more like a luxury spa than a bedroom. The enclosed sunroom with a wood-burning fireplace offers year-round comfort perfect for last-minute get-togethers or quiet mornings with a coffee and a good book. Upstairs, there's plenty of space to stretch out for yoga, weight training or even host golf nights on your private golf simulator. A wet bar and full bathroom complete the upper floor. The lower level is designed for connection and fun, with a full-sized bar, spacious media room, games areas, and two large bedrooms with private ensuites, perfect for visitors or teenagers. Outside, a fully landscaped,



manicured yard with underground sprinklers and multiple decks maximizes outdoor living. The heated three-car garage features a secure dog run and an indoor wash station. Built to an exceptional standard and thoughtfully designed for effortless living, this home offers beauty, comfort, and opportunity in one of Sylvan Lake’s most coveted neighborhoods. This one-of-a-kind home is on a level of its own.

Built in 2022

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2248120    |
| Price          | \$1,649,700 |
| 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        | Driveway, Garage Door Opener, Garage Faces Front, Aggregate, Heated Garage, Triple Garage Attached |

# of Garages 3

## Interior

Interior Features Beamed Ceilings, Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, 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, Garden, Lighting, Storage, Rain Barrel/Cistern(s)

Lot Description Back Yard, Backs on to Park/Green Space, City Lot, Cul-De-Sac, Garden, Interior Lot, Landscaped, Lawn, Level, No Neighbours Behind, Dog Run Fenced In, Environmental Reserve, Open Lot, Pie Shaped Lot, Underground Sprinklers

Roof Asphalt Shingle

Construction Composite Siding, Concrete, Stone, Wood Frame

Foundation Poured Concrete

## Additional Information

Date Listed August 14th, 2025

Days on Market 27

Zoning R1

## Listing Details

Listing Office CIR Realty

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.