

\$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, Heated Garage, Triple Garage Attached, Aggregate

of Garages 3

Interior

Interior Features Bookcases, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Low Flow Plumbing Fixtures, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Recreation Facilities, Soaking Tub, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound, Beamed Ceilings, Natural Woodwork, Wired for Data, WaterSense Fixture(s)

Appliances See Remarks

Heating In Floor, Fireplace(s), Forced Air, Natural Gas, Wood, ENERGY STAR Qualified Equipment, Radiant

Cooling Central Air

Fireplace Yes

of Fireplaces 2

Fireplaces Gas, Living Room, Sun Room, Wood Burning

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, Dog Run Fenced In, Garden, Interior Lot, Landscaped, Lawn, Level, No Neighbours Behind, Pie Shaped Lot, Underground Sprinklers, Environmental Reserve, Open Lot

Roof Asphalt Shingle

Construction Composite Siding, Concrete, Stone, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 14th, 2025

Days on Market 14

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.