

\$880,000 - 40 Fieldstone Way, Sylvan Lake

MLS® #A2237625

\$880,000

6 Bedroom, 3.00 Bathroom, 1,686 sqft

Residential on 0.21 Acres

Fieldstone, Sylvan Lake, Alberta

AMAZING BUNGALOW with all of the bells and whistles! Nestled on a huge lot in the sought after neighborhood of Fieldstone. Conveniently close to schools, parks, walking trails, and with easy access to Highway 11. The stone work and stucco create an attractive curb appeal. Exposed aggregate drive and pathway offer an executive touch. The double attached garage is heated and provides plenty of indoor parking. Projects will be a pleasure with the extensive attached cabinets and tool boxes. Greet your guests into the large slate tiled entryway. Honey hardwood floors lead you through the hub of the home. The living room features a gorgeous gas fireplace as it's focal point. The recently renovated kitchen boasts crisp white cabinetry, a farmhouse apron sink, and exquisite quartz countertops. The bay windows of the dining room add character and charm. Step thru the garden door to enjoy the expansive patios. The upper provides shade, while the lower allows you to enjoy that summer sunshine. The backyard is fully fenced and features mature trees for additional privacy. After a long day, escape to the spacious primary suite, complete with a wonderful walk-in closet. Two additional bedrooms and a 4-piece bathroom make this floor plan perfect for a family. The main level laundry room is right out of a magazine! The mudroom leading from the garage give you an organized drop zone with ample storage. The basement features a fantastic family room with the coziness of under floor heating. Cuddle up



for movie nights and enjoy the surround sound system. THREE additional bedrooms provide accommodations for company or older children. The 5-piece bathroom offers a roomy getting ready space. Additional updates include a water softener, a new hot water tank, and Central A/C. What more could you wish for?! Schedule that showing today!!

Built in 2005

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2237625 |
| Price | \$880,000 |
| Bedrooms | 6 |
| Bathrooms | 3.00 |
| Full Baths | 3 |
| Square Footage | 1,686 |
| Acres | 0.21 |
| Year Built | 2005 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bungalow |
| Status | Active |

Community Information

| | |
|-------------|-------------------|
| Address | 40 Fieldstone Way |
| Subdivision | Fieldstone |
| City | Sylvan Lake |
| County | Red Deer County |
| Province | Alberta |
| Postal Code | T4S 2L3 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Attached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Closet Organizers, Open Floorplan, Quartz Counters, See Remarks |
| Appliances | Dishwasher, Refrigerator, Stove(s), Washer/Dryer |
| Heating | Forced Air, Natural Gas |
| Cooling | Central Air |
| Fireplace | Yes |
| # of Fireplaces | 1 |
| Fireplaces | Gas |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--|
| Exterior Features | BBQ gas line, Private Yard |
| Lot Description | Back Yard, Front Yard, Gazebo, Landscaped, Lawn, Level, Low Maintenance Landscape, Private, See Remarks, Street Lighting, City Lot |
| Roof | Asphalt Shingle |
| Construction | Mixed |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|----------------|
| Date Listed | July 9th, 2025 |
| Days on Market | 2 |
| Zoning | R1 |

Listing Details

| | |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

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