

# \$750,000 - 36 Fieldstone Way, Sylvan Lake

MLS® #A2241710

**\$750,000**

4 Bedroom, 3.00 Bathroom, 1,532 sqft

Residential on 0.21 Acres

Fieldstone, Sylvan Lake, Alberta

WOW, be sure to have a look at this IMMACULATE FAMILY HOME! Fully finished with extraordinary updates throughout & located in Sylvan Lake's prestigious neighbourhood of Fieldstone Landing! Treat yourself to over 2500sqft of modern-day luxury in Alberta's number one recreation destination. This home has everything your family is looking for with 4 bedrooms (2 up), 3 bathrooms, a fully fenced backyard oasis & plenty of room to store all the toys in the oversized 38X28' heated attached TRIPLE garage! Pride of ownership is very evident; well maintained & VERY tidy throughout. As you walk up, you'll appreciate the meticulous landscaping, which leads to a perfect covered front porch complimented by beautiful stone accenting that spans the entire front of the house. As you step into the spacious tiled entry way, you'll notice the beautiful hardwood flooring across a very functional floorplan. The open concept living area features vaulted ceilings, rustic wood accenting, & a beautiful stone surrounded inset wood stove (with fan) & large bright windows overlooking the yard. The kitchen boasts corner pantry, central vac sweep, & full appliance package. Step out the back door to relax outside or enjoy family BBQ's on the massive rear deck fitted perfectly with a fancy gazebo where you can enjoy your morning coffee. Continue down the stairs to a stone patio; a great place for a private evening fire or get together with



family. The main floor is complete with a second large bedroom, including master over the garage with a large walk-in closet & 4pc ensuite, featuring a massive soaker tub & shower! Downstairs youâ€™ll find two more large bedrooms, 4pc bathroom, & a utility room with a pile of storage. The raised foundation provides large windows, making it feel welcoming & bright. The welcoming living space is perfect for movie night or for entertaining the in-laws! Additional features include: functional in-floor heat, new hot water tank, water softener, upgraded central vacuum, gazebo over the rear deck, natural gas line to rear deck, multiple RV parking, 30amp RV plug, & an impressive two storey tool/storage shed. Fieldstone Landing is a family orientated neighbourhood with quick access to the lake & Highway 11; close to schools & all amenities. Come see for yourself what this mature neighborhood & home has to offer!

Built in 2005

**Essential Information**

MLS® #	A2241710
Price	\$750,000
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,532
Acres	0.21
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	36 Fieldstone Way
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Subdivision	Fieldstone
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 2L3

### Amenities

Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	8
Parking	Alley Access, Driveway, Garage Door Opener, Heated Garage, Off Street, Oversized, Parking Pad, Plug-In, RV Access/Parking, Additional Parking, Boat, Front Drive, Gated, RV Gated, Triple Garage Attached
# of Garages	3

### Interior

Interior Features	Central Vacuum, Closet Organizers, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s), Vaulted Ceiling(s)
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer, Water Softener, Window Coverings
Heating	Forced Air, Natural Gas, In Floor, Wood Stove, Wood
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Living Room, Blower Fan, Stone, Wood Burning Stove
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Dog Run, Private Yard, RV Hookup
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Fruit Trees/Shrub(s), Private
Roof	Asphalt Shingle
Construction	Concrete, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	July 25th, 2025
Days on Market	2

Zoning R1

## Listing Details

Listing Office Century 21 Advantage

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