

# \$499,900 - 12 Springfield Boulevard, Sylvan Lake

MLS® #A2207832

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,479 sqft  
Residential on 0.07 Acres

Sixty West, Sylvan Lake, Alberta

Brand New! Amazing 3 bedroom 2 1/2 bathroom two storey 1/2 duplex with single attached garage in gorgeous Sixty West subdivision. As you enter the main floor you'll be impressed with the large front entry way with separate mud room, a two piece bathroom and man door for garage access. The open kitchen/living room/dining room design gives this home a spacious feel with plenty of natural light. Kitchen is finished with quartz counter tops, large centre island, pantry, stainless steel stove/fridge/dishwasher/OTR microwave. Just off the dining room a garden door leads you to the sunny south facing 10x12 rear deck with aluminum railing. Upstairs you will find three bedrooms, an upper floor laundry, a 4 piece main bathroom. The Primary bedroom includes a 4 piece ensuite and large walk in closet. Other great features include 10 year new home warranty, front sod, HRV, Quartz counter tops in all bathrooms, roughed in central vac, precast front concrete steps. June 2025 possession. Seller will develop the basement (as per plan in photos) to add additional bedroom, family room and 4 piece bathroom for \$36400 plus GST.

Built in 2025

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2207832  |
| Price  | \$499,900 |



|                |                        |
|----------------|------------------------|
| Bedrooms       | 3                      |
| Bathrooms      | 3.00                   |
| Full Baths     | 2                      |
| Half Baths     | 1                      |
| Square Footage | 1,479                  |
| Acres          | 0.07                   |
| Year Built     | 2025                   |
| Type           | Residential            |
| Sub-Type       | Semi Detached          |
| Style          | 2 Storey, Side by Side |
| Status         | Active                 |

### Community Information

|             |                          |
|-------------|--------------------------|
| Address     | 12 Springfield Boulevard |
| Subdivision | Sixty West               |
| City        | Sylvan Lake              |
| County      | Red Deer County          |
| Province    | Alberta                  |
| Postal Code | T4S 0S5                  |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 2   |
| Parking        | Concrete Driveway, Front Drive, Garage Door Opener, Insulated, Single Garage Attached |
| # of Garages   | 1   |

### Interior

|                   |   |
|-------------------|---|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows, Walk-In Closet(s) |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Range Hood, Refrigerator                          |
| Heating           | Forced Air, Natural Gas   |
| Cooling           | None  |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Yard   |
| Lot Description   | Back Lane, Back Yard, Front Yard, City Lot, Interior Lot |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Mixed           |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 2nd, 2025 |
| Days on Market | 21              |
| Zoning         | R5A             |

### **Listing Details**

|                |                                |
|----------------|--------------------------------|
| Listing Office | RCR - Royal Carpet Realty Ltd. |
|----------------|--------------------------------|



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