

34 Fieldstone Way
Sylvan Lake, Alberta

MLS # A2155486



\$699,000

Division:	Fieldstone		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,728 sq.ft.	Age:	2003 (21 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Insulated		
Lot Size:	0.23 Acre		
Lot Feat:	Back Yard, Front Yard, Low Maintenance Landscape, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub		

Inclusions: Refrigerator, Stove, Dishwasher, Washer, Dryer, Garage Door Opener, Water Softener, Shed, Window Coverings

Welcome to your new home in the highly sought-after Fieldstone Landing subdivision of Sylvan Lake! This charming bi-level offers 1,727.50 square feet of living space on a spacious lot. Step inside to discover a bright and airy open floor plan with vaulted ceilings and a cozy stone-faced gas fireplace in the living room. The kitchen boasts elegant wood cabinets, Corian countertops, an island, and ample storage. The adjacent dining room features patio doors leading to a deck and a fully fenced backyard, perfect for entertaining around the firepit. On the main level, you'll find two comfortable bedrooms, a 4-piece and a 2-piece bathroom, and a convenient laundry room. Upstairs, the primary bedroom is a private retreat with a 4-piece ensuite and a walk-in closet. The basement is a versatile space with large windows, a 3-piece bathroom, two additional bedrooms, and a generous recreational room. Additional highlights include a 2-car attached garage and a vibrant community that offers a picturesque lake, diverse shopping, dining options, and an arena. Don't miss out on this exceptional opportunity to enjoy a perfect blend of comfort and convenience in Sylvan Lake!