

## 4 Fieldstone Way Sylvan Lake, Alberta

MLS # A2157396



# \$798,000

<b>Division:</b>	Fieldstone		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,512 sq.ft.	<b>Age:</b>	2006 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Front Drive, Heated Garage, Triple Garage Attached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Cul-De-Sac, Front Yard, Lawn, Gentle Sloping, Irregul		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Slate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Stucco, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Double Vanity, French Door, Granite Counters, High Ceilings, Jetted Tub, Open Floorplan, Pantry, Recessed Lighting, Separate Entrance, Soaking Tub, Tray Ceiling(s), Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	pool table, balls & cues, electric baby grand piano in front room, storage in garage, mounted TV's, bar stools in kitchen & downstairs bar		

Visit REALTOR® website for additional information. This stunning 2 story home has a triple car garage, walk-out basement, A/C & a beautiful yard plus MORE! It features an open floor plan with high ceilings, & lots of natural light. The kitchen is complete with stainless appliances, breakfast bar, pantry, & sleek dark cabinets. The gorgeous double-sided stone mantle fireplace serves as a focal point in the main living area. The main floor includes an office & 2 pc bath. Upstairs has a luxurious master suite with walk-in closet & a 5-piece en-suite. With 2 more beds, 4 pc bath & laundry up plus 2 beds down, there's room for everyone. The walk-out basement is an entertainer's paradise, offering a bar & a large rec room that opens to a covered patio. Step outside to enjoy ample space for activities with a firepit. The upper deck has a gas line, perfect for BBQing.