

# \$450,000 - 30 Springfield Boulevard, Sylvan Lake

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MLS® #A2221019

**\$450,000**

3 Bedroom, 3.00 Bathroom, 1,488 sqft  
Residential on 0.10 Acres

Sixty West, Sylvan Lake, Alberta

Located in the desirable Sixty West community, this 2-storey half duplex offers modern style, thoughtful design, and a strong sense of community. With 3 bedrooms, 2.5 bathrooms, this home is ready for you to move in and make it your own.

Step inside to an open-concept main floor, featuring a bright living and dining areaâ€”perfect for relaxing or hosting guests. The kitchen is beautiful, featuring a large center island, quartz countertops, ample counter space, a walk-in pantry, and direct access to the attached garage.

Upstairs, the primary suite includes a walk-in closet and a private 3-piece ensuite. Two additional bedrooms provide flexible space for kids, guests, or a home office. A full 4-piece bathroom and a convenient laundry closet (washer and dryer included) complete the upper level. Soft carpeting adds warmth to the bedrooms, while the bathrooms offer easy-to-clean finishes.

Enjoy peaceful lake views from the front bedroom window, and step into a fully fenced backyardâ€”perfect for cozy evening fires and taking in stunning sunsets.

Set on a quiet street, this home is surrounded by walking trails, parks, and a nearby playground, creating the perfect blend of nature and convenience. Youâ€™ll love the



friendly neighbours and the strong sense of community that Sixty West is known for.

Built by Iron Gate Homes and crafted to the highest standards, this well-maintained home delivers comfort, practicality, and lifestyle—all in a location that’s hard to beat.

Built in 2023

**Essential Information**

MLS® #	A2221019
Price	\$450,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,488
Acres	0.10
Year Built	2023
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

**Community Information**

Address	30 Springfield Boulevard
Subdivision	Sixty West
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S0S5

**Amenities**

Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

**Interior**

Interior Features	Closet Organizers, Kitchen Island, Pantry, Quartz Counters, Storage
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s)
Heating	High Efficiency, Forced Air, In Floor Roughed-In
Cooling	Central Air
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Backs on to Park/Green Space
Roof	Asphalt Shingle
Construction	Brick, Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 14th, 2025
Days on Market	17
Zoning	R2

## Listing Details

Listing Office	Coldwell Banker Ontrack Realty
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