

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

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 area—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 backyard—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. You™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	5
Zoning	R2

Listing Details

Listing Office	Coldwell Banker Ontrack Realty
----------------	--------------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.