



**GRASSROOTS**  
REALTY GROUP

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**31 Vanson Close**  
**Sylvan Lake, Alberta**

**MLS # A2307024**



**\$699,000**

|                  |  |               |                  |
|------------------|--|---------------|------------------|
| <b>Division:</b> | Vista  |               |                  |
| <b>Type:</b>     | Residential/House  |               |                  |
| <b>Style:</b>    | Bi-Level   |               |                  |
| <b>Size:</b>     | 1,315 sq.ft.   | <b>Age:</b>   | 2020 (6 yrs old) |
| <b>Beds:</b>     | 6  | <b>Baths:</b> | 3                |
| <b>Garage:</b>   | Additional Parking, Concrete Driveway, Double Garage Attached, Garage Door |               |                  |
| <b>Lot Size:</b> | 0.12 Acre  |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped         |               |                  |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile   | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding  | <b>Zoning:</b>    | R1A |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Closet Organizers, Double Vanity, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Quartz Counters, Vaulted Ceiling(s), Walk-In Closet(s) |                   |     |
| <b>Inclusions:</b> | window blinds, TV wall mounts (2), security cameras, water softener, natural gas BBQ   |                   |     |

Discover this beautifully designed bi-level home in the sought-after Vista neighborhood of Sylvan Lake &mdash; an area known for its walking trails, parks, and family-friendly atmosphere. This home is truly a showstopper, offering a like-new feel with thoughtful upgrades throughout. Step inside to a bright, modern interior featuring upgraded cabinetry, luxury flooring, and lighting that elevate every room. The kitchen is equipped with stainless steel appliances, large island with quartz counters, making meal prep both stylish and functional. The main floor also includes convenient laundry room and an inviting open layout perfect for everyday living. The oversized primary bedroom is a standout, complete with a gorgeous ensuite featuring dual vanities and a walk-in closet. With a total of 6 bedrooms and 3 bathrooms, this home provides exceptional flexibility for families, guests, home offices, or hobby spaces. Outdoor living is just as impressive. Enjoy your morning coffee on the covered front veranda with moisture shield composite decking, or host summer BBQs on the 12' x 12' rear deck equipped with a gas line and the same low-maintenance composite finish. Landscaping is already taken care of with a lovely lawn area featuring concrete curbing, stamped concrete RV pad, RV plug- in & connection for a future gas generator. The double attached garage adds even more value with a dry sump, gas heater, and an HRV system for year-round comfort. Modern, spacious, and loaded with upgrades, this home delivers exceptional quality in one of Sylvan Lake's most desirable communities. It's the perfect fit for families looking for comfort, style, and room to grow.