



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**15 Vanson Close
Sylvan Lake, Alberta**

MLS # A2311532



\$749,900

Division:	Vista		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,545 sq.ft.	Age:	2026 (0 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Interior Lot, No Back Lane, No Neighbours Behind		

Heating:	In Floor Roughed-In, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Silent Floor Joists, Vinyl Siding, Wood Frame	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Tray Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: stove, fridge, bi dishwasher, hoodfan, garage opener 2 controls

****Under construction**** Located on a premier close in Vista backing onto greenspace, this stunning brand new modified bi-level by Edge Homes offers the perfect blend of luxury, comfort, and location—just steps from the playground and extensive walking trails. From the moment you enter, you’ll appreciate the spacious tiled front foyer, elegant glass railing accents, and bright open-concept design. The inviting living room features a tray ceiling, modern fireplace feature wall, and durable vinyl plank flooring throughout the main living areas. The beautifully designed kitchen combines style and function with navy lower cabinetry, crisp white uppers, quartz countertops, stainless steel appliances, a large centre island, and a wall pantry complete with convenient pull-out drawers. The dining area opens through garden doors to a covered 14x16 deck with a gas line for the BBQ, making it ideal for entertaining. The spacious primary suite offers a walk-in closet and a spa-inspired 4-piece ensuite featuring dual sinks and a custom tiled shower. A thoughtfully designed micro office with floor-to-ceiling shelving creates the perfect work-from-home space. Just a few steps up you’ll find two additional generously sized bedrooms and another full 4-piece bathroom. The fully finished basement includes a large family room, fourth bedroom, 4-piece bathroom, and finished laundry room, providing plenty of space for the whole family. Additional features include a 25x26 garage, high-efficiency furnace, HRV system, rough-in in-floor heat, rough-in air conditioning, and much more. Construction is just getting underway, giving you the exciting opportunity to personalize interior finishes and selections. Work alongside the builder’s professional designer who will guide you through the building process every step of the way. GST Included with rebate to builder Taxes

are not correct based on lot value only, will be reassessed. 1-2-5-10 New Home warranty