



**GRASSROOTS**

REALTY GROUP

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**23 VanVeller Way  
Sylvan Lake, Alberta**

**MLS # A2324549**



**\$850,000**

<b>Division:</b>	Vista		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,078 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Landscaped, Lawn, No Neighbours Behind, S		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, Pantry, Quartz Counters, See Remarks, Vinyl Windows, Walk-In Closet(s), Wet Bar

**Inclusions:** Shed, TV mount in livingroom, Wine/Beverage Cooler x2 in lower level

An absolute stunner tucked away in The Vista, Sylvan Lake! Welcome to #23 VanVeller Way, a beautiful, fully developed 2-storey family home backing onto an expansive, lush green space with no neighbors behind, delivering privacy and beautiful views! This home truly has it all and shows as if it were a brand-new build! It is loaded with upgrades and offers a quick possession! Inside, 5 bedrooms, a large bonus room (could be a 6th bedroom), 3.5 bathrooms, and rec room in the lower level, offers tons of space for the growing family. Quartz and granite counter tops flow through the entire home, paired with hickory hardwood and tile flooring adding warmth and long-lasting appeal. The chef-style kitchen boasts many thoughtful upgrades, including: a large 9ft island, upgraded SS appliances, a large pantry with 2 access points that includes FreedomRail customizable shelving system, granite sink, exterior vented range hood and more! The rest of the main level features a stunning floor to ceiling stone faced gas fireplace with stone hearth, 2-pc powder room, a locker/mudroom just off the entrance from the garage, and of course entry out to the large South exposed composite deck and pergola, where you can bask in the sun, all while watching the kids play in the greenspace behind. Moving upstairs and you will again find many more thoughtful upgrades. The Primary bedroom and 5piece ensuite are fit for a King and Queen and boasts a vaulted ceiling, many windows for tons of natural light, his and hers sinks as well as a makeup vanity, a stunning tiled shower, and a separate bathtub. Also found in the upstairs is a large laundry area, complete with more of the FreedomRail shelving, 2 more spacious bedrooms, a 4pc bathroom, and then a large bonus room. The lower level is perfect for entertaining friends and family! A large rec room awaits, complete with not 1, but 2 separate SS

beverage coolers and a wet bar! 2 more bedrooms, another 4pc bathroom, and of course the walkout entry in the breathtaking yard complete the lower level. Out in the yard the family will enjoy the lower concrete patio, beautiful landscaping, a large shed on concrete slab, and fires in the firepit surrounded by a stamped concrete patio. Summer days nights are sure to be enjoyable in this beautiful yard! #23 VanVeller Way is truly about as perfect as it gets and must be seen to be appreciated. \*\*\*More of the upgrades in this home include: 9ft ceilings on main floor and in basement, Hunter Douglas blinds, triple pane windows, 50-year shingles, upgraded insulation, A/C, central vac, water softener, soft close cabinets, custom built locker are with hooks cabinets and drawers, upgraded vinyl and metal perimeter fencing, and Celebright Holiday soffit lighting. It has extensive upgrades in addition to what is listed here, so please check the attached feature sheet for more information\*\*\*