



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**19 Vanveller Way
Sylvan Lake, Alberta**

MLS # A2340387



\$635,000

Division:	Vista		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,616 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Views		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed, Vinyl Siding	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Composite deck, white vinyl fencing		

Imagine stepping onto your back deck on a warm summer evening, overlooking expansive green space, walking trails, and a peaceful pond while the kids play just steps from home. This is the kind of setting families search for but rarely find. Nestled in the highly sought-after Vista's community of Sylvan Lake, this beautifully maintained fully developed walkout home offers the perfect blend of modern comfort (composite decking, vinyl fencing), functional family living, and an unbeatable backyard backdrop. The bright open-concept main floor is designed for connection and everyday living, featuring large windows that flood the space with natural light and showcase the stunning views beyond. The inviting living room is centered around a cozy gas fireplace, while the thoughtfully designed kitchen and dining area create the ideal gathering space for family meals, entertaining friends, or simply enjoying the scenery from every angle. Upstairs, you'll find three spacious bedrooms including a generous primary retreat complete with dual walk-in closets and a private ensuite. Convenient upper-floor laundry and an additional full bathroom add to the home's practical family-friendly design. The fully developed walkout basement expands your living space with a large family room, a fourth bedroom, and exceptional storage throughout—offering flexibility for growing families, guests, hobbies, or a home office. One of the home's most appreciated features is its incredible storage and organization, including a walk-in closet off the garage that makes everyday family life effortless. Located close to schools, parks, shopping, and amenities, this is more than a home—it's a place where family memories are made, neighbours become friends, and every season brings something to enjoy. If you've been waiting for a home that offers space, views,

privacy, and a lifestyle you'll love, this one deserves a closer look.