

## 7 Vincent Gate Sylvan Lake, Alberta

MLS # A2216709



# \$699,999

|                  |                                                                           |               |                  |
|------------------|---------------------------------------------------------------------------|---------------|------------------|
| <b>Division:</b> | Vista                                                                     |               |                  |
| <b>Type:</b>     | Residential/House                                                         |               |                  |
| <b>Style:</b>    | 2 Storey                                                                  |               |                  |
| <b>Size:</b>     | 1,623 sq.ft.                                                              | <b>Age:</b>   | 2025 (0 yrs old) |
| <b>Beds:</b>     | 3                                                                         | <b>Baths:</b> | 2 full / 1 half  |
| <b>Garage:</b>   | 220 Volt Wiring, Concrete Driveway, Double Garage Attached, Garage Door C |               |                  |
| <b>Lot Size:</b> | 0.11 Acre                                                                 |               |                  |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Landscaped, Lawn, Views                             |               |                  |

|                    |                                                                                                                                                          |                   |    |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | In Floor, Forced Air, Natural Gas                                                                                                                        | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Vinyl Plank                                                                                                                        | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                                          | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                                                                                                                                     | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Composite Siding, Manufactured Floor Joist, Stone, Vinyl Siding, Wood Framing                                                                            | <b>Zoning:</b>    | R5 |
| <b>Foundation:</b> | Poured Concrete                                                                                                                                          | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Tankless Hot Water, Vinyl Windows, Walk-In Closet(s) |                   |    |
| <b>Inclusions:</b> | N/A                                                                                                                                                      |                   |    |

Experience luxury lakeside living in this exquisite new construction home in The Vista at Sylvan Lake. Thoughtfully designed with elegance and functionality in mind, this two-storey gem boasts sweeping lake and city views. Step into a spacious open-concept layout adorned with premium finishes and natural light pouring in through expansive triple-pane windows. Featuring 3 generously sized bedrooms, including a serene primary suite with a walk-in closet and spa-inspired ensuite with custom tiled shower, this home is the perfect blend of comfort and sophistication. The gourmet kitchen is a chef's dream, complete with quartz countertops, a large island, stainless steel appliances, and ample cabinetry. Enjoy cozy evenings by the modern tiled gas fireplace or host summer gatherings on the private covered deck overlooking your fully landscaped yard, complete with new sod. The walkout basement features insulated exterior walls and room for a future 4th bedroom and full bath—ready to grow with your needs. Additional highlights include a heated oversized double garage with 220V outlet, paved back lane access and Energy Star certification with upgraded insulation for year-round efficiency. Located minutes from Sylvan Lake's vibrant waterfront, schools, shops, trails, and recreation, this is more than a home—it's a lifestyle. Don't miss your chance to own in one of Sylvan Lake's most sought-after communities.