# \$750,000 - 16 Vanson Close, Sylvan Lake

MLS® #A2228083

### \$750,000

3 Bedroom, 3.00 Bathroom, 1,211 sqft Residential on 0.13 Acres

Vista, Sylvan Lake, Alberta

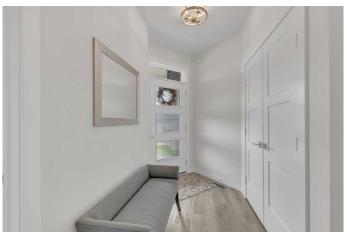
Step into elegance with this show-stopping custom bungalow by Billex Custom Homes, perfectly tucked away on a quiet close and backing onto serene green space. From first glance to final detail, this home radiates upscale comfort and thoughtful design.

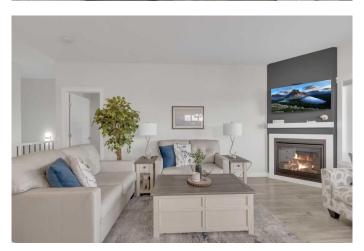
The bright, open-concept main floor is ideal for entertaining and everyday livingâ€"featuring soaring ceilings, sleek LED lighting, and a chef-inspired kitchen with quartz countertops, gas stove, full drawer cabinetry, and an oversized walk-in pantry (with built-in power for all your small appliances). Step outside to your composite covered deck with privacy glass, dual gas lines for your BBQ and fire table, plus hot tub-ready wiringâ€"your private outdoor oasis is ready and waiting.

With 3 bedrooms, 2.5 baths, and a versatile main floor office, there's room to live, work, and grow. The luxurious primary suite offers a spa-like ensuite with dual quartz vanities, a soaker tub, walk-in shower, and a generous walk-in closet. Main floor laundry includes quartz countertops and a utility sink for ultimate convenience.

Downstairs, the fully finished basement impresses with 9-ft ceilings, walk-in closets in both bedrooms, a stylish wet bar with bar







fridge, and automated blinds for effortless ambiance.

This home was built with efficiency and comfort in mind: triple-pane windows, spray-foam insulated basement, in-floor heating, HRV system, central A/C, and an oversized heated garage with floor drain. Plus, it's still under Alberta New Home Warranty for total peace of mind.

Meticulously maintained and move-in ready, this is more than a homeâ€"it's a lifestyle. Don't miss your opportunity to own one of Sylvan Lake's finest.

#### Built in 2022

Half Baths

#### **Essential Information**

MLS® # A2228083 Price \$750,000

1

Bedrooms 3
Bathrooms 3.00
Full Baths 2

Square Footage 1,211
Acres 0.13
Year Built 2022

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 16 Vanson Close

Subdivision Vista

City Sylvan Lake

County Red Deer County

Province Alberta
Postal Code T4S 0M3

#### **Amenities**

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2

#### Interior

Interior Features Central Vacuum, Double Vanity, Open Floorplan, Pantry, Quartz

Counters, Storage, Walk-In Closet(s), Wet Bar

Appliances Bar Fridge, Central Air Conditioner, Dishwasher, Garage Control(s), Gas

Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window

Coverings

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features BBQ gas line, Storage

Lot Description Backs on to Park/Green Space, Landscaped, No Neighbours Behind

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

#### **Additional Information**

Date Listed June 6th, 2025

Days on Market 25

Zoning R1A

## **Listing Details**

Listing Office RE/MAX real estate central alberta

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