



GRASSROOTS
REALTY GROUP

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7 Vincent Gate Sylvan Lake, Alberta

MLS # A2216709



\$699,999

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

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