



**GRASSROOTS**  
REALTY GROUP

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**43 Victor Close  
Sylvan Lake, Alberta**

**MLS # A2221897**



**\$639,999**

<b>Division:</b>	Vista		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,783 sq.ft.	<b>Age:</b>	2019 (6 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Corner Lot, Few Trees, Garden, Pie Shaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Siding	<b>Zoning:</b>	R5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Pantry, Quartz Counters, Separate Entrance, Tray Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Refrigerator, Stove, Dishwasher, Microwave, Washer, Dryer, Garage Control & Door Opener, Washer, Dryer, Window Coverings, Water Softener

This remarkable two-storey home sits proudly on a corner lot in the vibrant Vista neighbourhood. Designed with both elegance and practicality in mind, this fully finished 5-bedroom, 4-bathroom residence delivers generous living space across three levels, ideal for growing families or those who love to host. From top to bottom, this home showcases tasteful craftsmanship, featuring 9-foot ceilings, tile and laminate flooring, open spindle railings, and a modern color palette throughout. The interior has been newly painted, giving the entire home a fresh and move-in ready feel. The main floor welcomes you with two separate entries, including a convenient mudroom off the double attached garage, complete with built-in lockers and direct access to the kitchen through a handy butler's pantry. The chef-inspired kitchen is both stylish and functional, highlighted by an oversized quartzite island with apron sink and eating bar, eye-catching two-tone cabinetry, stainless steel appliances, tile backsplash, a range hood, built-in microwave, and ambient recessed lighting on open wood shelving. The adjacent dining and living spaces offer a seamless layout ideal for entertaining, complete with large windows and a statement gas fireplace framed by a featured wall. Upstairs, a spacious bonus room serves as the perfect spot for movie nights or family lounging, thoughtfully separating the bedrooms for added privacy. The primary suite is a true retreat, offering a 5-piece ensuite with a tiled glass shower, deep soaker tub with gold fixtures, dual vanity, tile flooring, and a custom walk-in closet. This level is completed by two additional bedrooms, a 4-piece bathroom, laundry room, and ample storage space. The walk-out basement adds even more versatility with a bright rec room that opens directly to the backyard, two additional bedrooms, a full bathroom, and a utility/storage

area. A water softener is also included, providing added comfort and efficiency throughout the home. Outside, you'll enjoy a large pie-shaped lot backing onto a green space with a pond and scenic walking paths. The fully fenced backyard is ready for summer with raised garden beds, a firepit area, and an upper deck perfect for outdoor dining. Set in a family-friendly neighbourhood with easy access to parks, schools, shopping, and major roadways, this home blends style, comfort, and convenience in one exceptional package.