



GRASSROOTS
REALTY GROUP

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16 Vanson Close
Sylvan Lake, Alberta

MLS # A2228083



\$739,900

Division:	Vista		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,211 sq.ft.	Age:	2022 (3 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, No Neighbours Behind		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1A
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Double Vanity, Open Floorplan, Pantry, Quartz Counters, Storage, Walk-In Closet(s), Wet Bar		

Inclusions: Shed

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 living—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 wiring—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 home—it's a lifestyle. Don't miss your opportunity to own one of Sylvan Lake's finest.