



GRASSROOTS
REALTY GROUP

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20 Vincent Gate
Sylvan Lake, Alberta

MLS # A2251522



\$445,000

Division:	Vista		
Type:	Residential/Duplex		
Style:	3 (or more) Storey, Attached-Side by Side		
Size:	1,271 sq.ft.	Age:	2022 (3 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Additional Parking, Driveway, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Concrete, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Mixed	Zoning:	R5A
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Soaking Tub, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	.		

Discover this beautifully falcon-built home offering affordable, sustainable living with stunning views from both the balcony and upper floor. Enjoy spaciousness and natural light with large windows throughout and no condo fees. The attached single-car garage leads into a basement featuring a four-piece bath, with space for a second living room, Gym area or storage for bikes, skis, & paddle boards. The main floor boasts a bright living room opening to the front patio and rear deck. An open-concept kitchen with a stone island and fully tiled backsplash, a large dining area. A two-piece bath, and a convenient laundry room. Step outside to a back deck overlooking the yard awaiting your landscaping visions, additional parking are two rear parking spaces. Upstairs, find a luxurious primary suite with a walk-in closet, dual sinks, separate tub, and glass shower.. Additionally a bedroom suite with its own four-piece bathroom. This home truly shines in person! !