



GRASSROOTS
REALTY GROUP

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7 VANVELLER WAY
Sylvan Lake, Alberta

MLS # A2260721



\$615,000

| | | | |
|------------------|----------------------------------|---------------|------------------|
| Division: | Vista | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,780 sq.ft. | Age: | 2017 (8 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached, Driveway | | |
| Lot Size: | 0.12 Acre | | |
| Lot Feat: | Backs on to Park/Green Space | | |

| | | | |
|--------------------|--|-------------------|----|
| Heating: | Central, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Concrete | Zoning: | R5 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bookcases, Closet Organizers, Kitchen Island | | |

Inclusions: N/A

Welcome to 7 Vanveller Way, a fully finished 4-bedroom, 4-bathroom home in Sylvan Lake's highly sought-after Vista neighbourhood, perfectly situated on lush green space that provides privacy, room for play, and endless outdoor enjoyment. The bright and open main floor is flooded with natural light, creating an inviting atmosphere ideal for both relaxing and entertaining. The spa-like ensuite features a steam shower and soaker tub, offering a daily retreat for ultimate comfort. A practical boot room makes organizing winter gear effortless, while the beautifully landscaped yard includes apple and cherry trees that produce the yummiest fresh juice. Thoughtfully designed for modern living, this home combines style, functionality, and warmth, offering ample space for family gatherings, quiet moments, and everything in between. With proximity to walking trails, local amenities, and the lake, it perfectly balances peaceful residential living with convenient access to the best of Sylvan Lake.