



**19 Vanveller Way  
Sylvan Lake, Alberta**

**MLS # A2291138**



**\$699,000**

<b>Division:</b>	Vista		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,616 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding	<b>Zoning:</b>	R5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Walk-In Closet(s)		
<b>Inclusions:</b>	none		

Rarely does a home combine panoramic green space views, a walkout basement, and a family-focused layout quite like this stunning residence in The Vista's. Perfectly positioned along walking trails, a pond which turns into a skating rink and a winter toboggan hill, this home offers a lifestyle where nature, luxury, and everyday family life meet effortlessly. This beautifully maintained 4-bedroom, 3.5-bathroom two-storey home features a bright open-concept main floor with a clean, modern aesthetic and neutral colour palette that will suit any style. The spacious living room is anchored by a cozy gas fireplace. Large windows in the living and dining areas flood the home with natural light while showcasing beautiful views of the vast green space behind the property. The thoughtfully designed kitchen and dining area flow seamlessly to create the ideal space for both entertaining and everyday living. Upstairs you'll find three well-appointed bedrooms, including a spacious primary retreat featuring his and hers walk-in closets and a private ensuite, a 4 piece guest bathroom and laundry. Every detail of this home has been designed with storage and practicality in mind. The fully developed walkout basement adds incredible additional living space with a large family room, a generous fourth bedroom, and multiple oversized storage closets—perfect for growing families. Additional highlights include a walk-in closet from the garage, ideal for coats, boots, and everyday organization. Step outside and enjoy direct access to the green space, walking trails, and a popular toboggan hill, creating year-round outdoor enjoyment right in your backyard. Located in the highly desirable Vista's community of Sylvan Lake, this home is close to schools, parks, shopping, and extensive walking paths, making it the perfect place for families to grow and thrive. Modern

design, incredible storage, walkout basement, upstairs laundry, and a prime location backing onto nature&mdash;this is a home that invokes lifestyle.