



**75 Valli Close
Sylvan Lake, Alberta**

MLS # A2115938



\$919,900

Division:	Vista		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,821 sq.ft.	Age:	2019 (5 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Quad or More Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Creek/River/Stream/Pond, Greenbelt, Irregular Lot		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Composite Siding, Concrete, Stone, Vinyl Siding, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, No Smoking Home, Walk-In Closet(s), Wet Bar		

Inclusions: FRIDGES(X2), STOVE, DISHWASHERS-BI (X2), MICROWAVE-BI, WASHERS (X2) & DRYERS(X2), WINDOW COVERINGS, BLINDS, HIK VISION SECURITY SYSTEM, GARAGE DOOR OPENERS - 2 CONTROLS, TVS (X2), ALL TV MOUNTS, CENTRAL AIR CONDITIONING UNIT, SHED

Experience unparalleled value and luxury in this exquisite residence, outshining existing homes and new construction alike with its unmatched quality, location and functionality. Nestled in the prestigious Vista neighborhood, this grand two-story walkout spans over 4000 sq. ft., offering an abundance of living space and breathtaking views. The refined elegance, superior craftsmanship, and exquisite upgrades throughout this home set a new standard in luxury living. The 4-car heated garage is exceptional value, offering unequaled space for your vehicles, workshop & toys - an unreasonably expensive feature with new construction. The upper floor boasts one of two laundry rooms, three generously-sized bedrooms with walk-in closets, including a primary suite that rivals the finest hotels with its deep walk-in closet & luxurious ensuite - a true sanctuary, featuring a stand-alone spa tub, spacious glass shower, his and hers sinks and automatic floor lighting. If that isn't impressive enough there is also a large bonus (TV) room with surround sound system to fully immerse yourself in the upscale lifestyle while savoring the sweeping vistas overlooking the pond. The value continues on the main floor, where the open-concept design exceeds the expectations of even the pickiest of buyers. The gourmet chef's kitchen, with its granite countertops and impressive island, is a culinary dream and the expansive dining area with cozy fireplace creates a warm and welcoming atmosphere for entertaining or relaxing. The lower level offers additional value with two sizable bedrooms, a full bath, and a second laundry set, providing convenience and flexibility. The vast rec room with a kitchen sized-bar area and walk-out access to the Vista walking trails and scenic pond is perfect for hosting gatherings, adding to the home's exceptional value. This remarkable home surpasses

the competition with attention to detail, custom concrete work, air conditioning, house-wide covered deck, state-of-the-art security system, and high-end stainless steel appliances. Welcome to a home where value, quality, and luxury converge, offering a lifestyle beyond compare.