



**GRASSROOTS**  
REALTY GROUP

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## 8 Victor Close Sylvan Lake, Alberta

**MLS # A2133277**



**\$549,900**

<b>Division:</b>	Vista		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,482 sq.ft.	<b>Age:</b>	2017 (7 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, Rectangular Lot, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** n/a

Welcome to the Vistas in Sylvan Lake, where this remarkable 2-storey walkout home, skillfully crafted by the renowned Falcon Homes lives. With a huge foyer that sets the stage for what's to come... the dining room, complete with a chic 12ft L-shaped bench, is the perfect spot to casually entertain family and friends. Chef-inspired kitchen, boasts an large island with plug-ins, sleek stainless steel appliances, beautiful tile backsplash and accents. The kitchen becomes your canvas to whip up homecooked delights while gazing at the stunning views of Sylvan Lake. In the living room, a cozy gas fireplace beckons you to unwind, and the adjoining 10'x12' towering deck provides a private outdoor escape with a front-row seat to the pond, walking path, and Sylvan Lake's natural beauty. The mudroom and powder room are designed to cater to busy families, offering a bonus side-door entrance for kids, pets, and anyone else who brings in a bit of the great outdoors! Upstairs, a smartly laid out set of bedrooms! The master bedroom is a private sanctuary, generously sized with a dream-worthy walk-in closet that keeps everything organized and at your fingertips. As if that wasn't convenient enough, the upstairs laundry is just through a cheater door! The ensuite is your personal retreat, featuring twin sinks and a spacious shower. Two great-sized bedrooms on the other side of the 2nd floor, sharing a 4pc family bathroom. Keep them close. Basement offers a fully finished rec room and roomy 4pc bathroom for all the relaxing movies and chill time, and the walkout means easy access to your huge yard! Beyond the walls of this exquisite home, Sylvan Lake offers a lifestyle that establishes lake living at its finest. Whether you're a fan of water sports, fishing, or simply taking leisurely strolls along the shoreline, there's something here for everyone to enjoy.

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