

\$734,999 - 5 Vincent Gate, Sylvan Lake

MLS® #A2172331

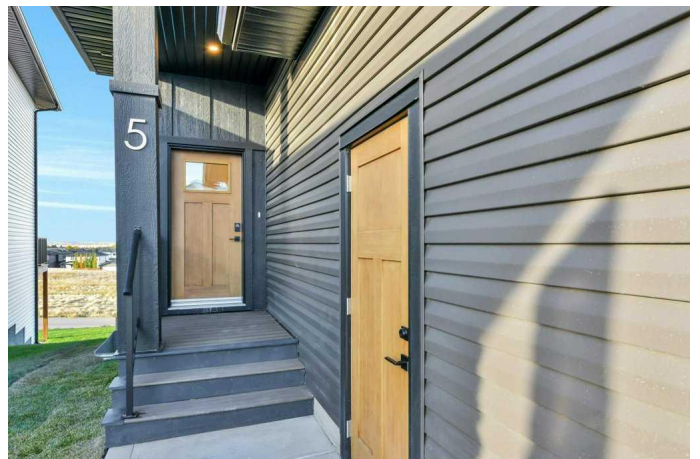
\$734,999

3 Bedroom, 3.00 Bathroom, 1,765 sqft

Residential on 0.12 Acres

Vista, Sylvan Lake, Alberta

**** Immediate Possession - Be in your new home for Christmas! **** This stunning new construction in The Vista at Sylvan Lake offers a luxurious blend of style, convenience, and breathtaking views. This two-storey home features panoramic lake and city views, a spacious open-concept design, and premium finishes. It includes 3 large bedrooms, including a primary suite with a walk-in closet, spa-like ensuite, and custom walk-in shower. The 2.5 bathrooms are finished with high-end modern details, and the home has a walkout basement ready for future expansion with framing for a 4th bedroom and 3rd full bath. Enjoy the beautiful views from large windows and a private deck, or entertain in the gourmet kitchen featuring quartz countertops, a large island, stainless steel appliances, and ample storage. The home also includes a modern tiled gas fireplace, an attached heated oversized garage with a 220V outlet, a parking pad for extra vehicle or RV storage, and a paved back lane. The fully landscaped yard, complete with a stone retaining wall and new sod, is ready for outdoor enjoyment. This energy-efficient home comes with triple-pane windows, upgraded insulation, and is an Energy Star-rated home. Nestled in The Vista, one of Sylvan Lakes premier communities, offering beautiful natural surroundings and tranquility. Minutes from Sylvan Lakes vibrant waterfront, local dining, and shopping. Easy access to walking trails, parks, and outdoor activities. Close to schools, recreation



facilities, and other amenities. Make this dream home yours today!

Built in 2024

Essential Information

MLS® #	A2172331
Price	\$734,999
Sold Price	\$715,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,765
Acres	0.12
Year Built	2024
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	5 Vincent Gate
Subdivision	Vista
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1Z3

Amenities

Parking Spaces	4
Parking	Double Garage Attached, 220 Volt Wiring, Garage Faces Front, Heated Garage, Oversized

Interior

Interior Features	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Water Softener

Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Partially Finished, Full, Walk-Out

Exterior

Exterior Features	None
Lot Description	Cul-De-Sac, Landscaped, Back Lane, Paved, Sloped Down, Views
Roof	Asphalt Shingle
Construction	Wood Frame, Stone, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 11th, 2024
Date Sold	January 3rd, 2025
Days on Market	84
Zoning	R5
HOA Fees	0.00

Listing Details

Listing Office	Real Broker
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