

# \$829,900 - 23 Vanson Close, Sylvan Lake

MLS® #A2207250

**\$829,900**

4 Bedroom, 4.00 Bathroom, 2,473 sqft  
Residential on 0.19 Acres

Vista, Sylvan Lake, Alberta

Stunning 4-Bedroom Home with Expansive Green Space Views In Sylvan Lake - This immaculate 4-bedroom, 2,400 sq. ft. home is perfectly situated on a pristine lot, offering unparalleled views of the lush green space behind. Set on an 8,400 sq. ft. professionally landscaped yard, this property is a true outdoor sanctuary. The large entry way is very welcoming with a view of the beautifully laid out home. The main level features beautiful hardwood floors throughout, with a durable vinyl-tiled back entry for added convenience. The back entry offers a sizable mudroom with a half bath and a nice sized laundry room right off the garage. The Natural light floods every room, creating a warm and inviting atmosphere perfect for entertaining family and friends. The large, open living areas combined with the separate formal dining room are ideal for hosting gatherings, complete with a gas fireplace to give a warm and pleasant atmosphere on a cold night. While the 3-season sunroom offers the perfect space to relax and enjoy the surroundings in any weather. The kitchen is truly a chefs dream, boasting a dual fuel range, stunning cabinetry and a large island that's perfect for casual breakfasts or meal prep. Large windows above the upgraded sink bring in an abundance of natural light, making this space as functional as it is beautiful. Upstairs, you'll find three generously sized bedrooms with stunning views of the greenspace and Sylvan Lake. The primary bedroom is a true retreat, featuring a



spacious walk-in closet and a luxurious ensuite complete with a deep soaker tub, separate shower, and double sinks. The basement is a versatile space, offering an additional bedroom and a large storage room utilizing in floor heat. The rec room provides ample space for entertainment and leisure, making it the perfect spot for family movie nights or game days. Additionally, the heated attached garage (25x22) provides plenty of room for vehicles and storage, featuring 240V charging station for EV vehicles adding even more convenience to this already exceptional home.

A new Hot water tank was installed 2023.

This property combines comfort, style, and functionality, making it an ideal choice for families looking for both space and tranquility.

Built in 2014

### **Essential Information**

MLS® #	A2207250
Price	\$829,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,473
Acres	0.19
Year Built	2014
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	23 Vanson Close
Subdivision	Vista
City	Sylvan Lake
County	Red Deer County

Province Alberta  
Postal Code T4S 0M3

### Amenities

Parking Spaces 3  
Parking Double Garage Attached  
# of Garages 2

### Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks  
Appliances Dishwasher, Garage Control(s), Microwave Hood Fan, See Remarks, Stove(s), Washer/Dryer, Water Softener  
Heating In Floor, Forced Air, Natural Gas  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room  
Has Basement Yes  
Basement Finished, Full

### Exterior

Exterior Features BBQ gas line  
Lot Description Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Irregular Lot, Landscaped, Pie Shaped Lot, See Remarks, Greenbelt  
Roof Asphalt Shingle  
Construction Brick, Concrete, See Remarks, Vinyl Siding, Wood Frame  
Foundation Poured Concrete

### Additional Information

Date Listed April 1st, 2025  
Days on Market 2  
Zoning R1

### Listing Details

Listing Office Royal LePage Network Realty Corp.

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