

\$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, Greenbelt, Landscaped, Pie Shaped Lot, See Remarks, Irregular Lot
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	13
Zoning	R1

Listing Details

Listing Office	Royal LePage Network Realty Corp.
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