

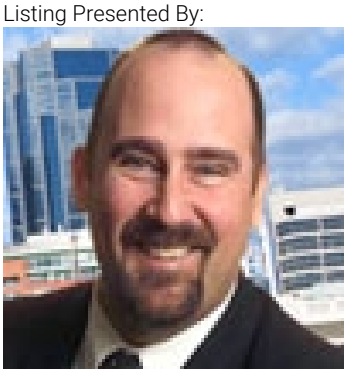
11 Vincent Gate Sylvan Lake Alberta

$594,900

Discover exceptional lakeview living in this stunning walkout bungalow by Edge Homes, thoughtfully designed with quality finishes and an unbeatable location. A welcoming covered front porch with composite steps leads into a bright, spacious foyer where you'll immediately appreciate the open-concept layout, 9' ceilings, luxury vinyl plank flooring, and abundance of natural light. The heart of the home is the beautifully appointed kitchen, featuring quartz countertops, a massive 10-foot island, stainless steel appliances, under-cabinet lighting, a window over the sink, built-in pantry cabinetry, and a convenient coffee bar. The adjoining dining area offers plenty of space for entertaining, while the living room showcases breathtaking lake views and access to a 10' x 10' low-maintenance Dura Deck with a gas line for your BBQ. The primary retreat is designed for comfort, complete with a walk-in closet featuring an all-in-one laundry unit, a 3-piece ensuite with a walk-in shower, and private patio doors leading to the deck--the perfect spot to enjoy your morning coffee overlooking the lake. 2nd bedroom or office space plus a 4pce main bathroom. The walkout basement is unfinished and ready for your vision, with space for a large family room, wet bar, three additional bedrooms, a 5-piece bathroom with dual sinks, a separate laundry room for family or guests, and a spacious mechanical room offering excellent storage. Outside, the attached double garage is complemented by a south-facing driveway to help minimize winter maintenance. The sloped backyard features sod, vinyl fencing, a custom rock retaining wall, a dedicated fire pit area, and backs onto a paved alley. Located in The Vista, this exceptional home offers convenient access to schools, parks, playgrounds, shopping, downtown amenities, the highway, and, of course, the lake. A perfect blend of luxury, functionality,...

Living room 14.50 Ft x 16.00 Ft
Dining room 14.50 Ft x 11.17 Ft
Kitchen 14.50 Ft x 12.50 Ft
Primary Bedroom 11.58 Ft x 12.33 Ft
3pc Bathroom 4.92 Ft x 9.08 Ft
Bedroom 10.58 Ft x 9.50 Ft
4pc Bathroom 10.08 Ft x 4.92 Ft
Other 4.83 Ft x 9.25 Ft
Foyer 5.67 Ft x 14.25 Ft

Listing Presented By:



Originally Listed by:
RCR - Royal Carpet Realty Ltd.

http://www.rcrrealestate.com/

RE/MAX Realty Professionals

#10, 6020 - 1A ST SW , Calgary, AB,

Phone: 403-259-4141
darylcarlson@shaw.ca