

# \$734,999 - 7 Vincent Gate, Sylvan Lake

MLS® #A2216709

**\$734,999**

3 Bedroom, 3.00 Bathroom, 1,550 sqft

Residential on 0.11 Acres

Vista, Sylvan Lake, Alberta

Experience luxury lakeside living in this exquisite new construction home in The Vista at Sylvan Lake. Thoughtfully designed with elegance and functionality in mind, this two-storey gem boasts sweeping lake and city views. Step into a spacious open-concept layout adorned with premium finishes and natural light pouring in through expansive triple-pane windows. Featuring 3 generously sized bedrooms, including a serene primary suite with a walk-in closet and spa-inspired ensuite with custom tiled shower, this home is the perfect blend of comfort and sophistication.

The gourmet kitchen is a chef's dream, complete with quartz countertops, a large island, stainless steel appliances, and ample cabinetry. Enjoy cozy evenings by the modern tiled gas fireplace or host summer gatherings on the private covered deck overlooking your fully landscaped yard, complete with new sod. The walkout basement features insulated exterior walls and room for a future 4th bedroom and full bath—ready to grow with your needs.

Additional highlights include a heated oversized double garage with 220V outlet, a paved back lane to access extra parking with a beautiful stone retaining wall and Energy Star certification with upgraded insulation for year-round efficiency. Located minutes from Sylvan Lake's vibrant waterfront, schools, shops, trails, and recreation, this is more than



a homeâ€™itâ€™s a lifestyle. Don't miss your chance to own in one of Sylvan Lakeâ€™s most sought-after communities.

Built in 2025

**Essential Information**

MLS® #	A2216709
Price	\$734,999
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,550
Acres	0.11
Year Built	2025
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	7 Vincent Gate
Subdivision	Vista
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0V7

**Amenities**

Parking Spaces	4
Parking	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversized, 220 Volt Wiring
# of Garages	2

**Interior**

Interior Features	Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Tankless Hot Water, Vinyl Windows,
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	Walk-In Closet(s)
Appliances	Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Tankless Water Heater
Heating	In Floor, Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room, Mantle, Tile
Has Basement	Yes
Basement	Full, Unfinished, Walk-Out

## Exterior

Exterior Features	Balcony
Lot Description	Back Lane, Back Yard, Landscaped, Lawn, Views
Roof	Asphalt Shingle
Construction	Composite Siding, Stone, Vinyl Siding, Wood Frame, Manufactured Floor Joist
Foundation	Poured Concrete

## Additional Information

Date Listed	May 27th, 2025
Days on Market	41
Zoning	R5

## Listing Details

Listing Office	Real Broker
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