

# \$699,999 - 7 Vincent Gate, Sylvan Lake

---

MLS® #A2216709

**\$699,999**

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, paved back lane access 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 home—it's a lifestyle. Don't miss your



chance to own in one of Sylvan Lake’s™s most sought-after communities.

Built in 2025

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2216709    |
| Price          | \$699,999   |
| 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        | 220 Volt Wiring, Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Oversized, Concrete Driveway |
| # of Garages   | 2                                                                                                                                       |

Interior

|                   |                                                                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows, Walk-In Closet(s), Tankless Hot Water |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave, Range Hood,                                                                                    |



|                              |                                   |
|------------------------------|-----------------------------------|
| Refrigerator, Tankless Water |                                   |
| Heating                      | In Floor, Forced Air, Natural Gas |
| Cooling                      | None                              |
| Fireplace                    | Yes                               |
| # of Fireplaces              | 1                                 |
| Fireplaces                   | Gas, Living Room, Tile, Mantel    |
| Has Basement                 | Yes                               |
| Basement                     | Full                              |

Exterior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Exterior Features | Balcony                                                                     |
| Lot Description   | Back Lane, Back Yard, Landscaping                                           |
| 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 | 159            |
| Zoning         | R5             |

Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.