

# \$899,900 - 75 Valli Close, Sylvan Lake

MLS® #A2194092

**\$899,900**

5 Bedroom, 4.00 Bathroom, 2,821 sqft  
Residential on 0.17 Acres

Vista, Sylvan Lake, Alberta

This extraordinary two-story walkout redefines elegance, functionality, and value, offering over 4,000 sq. ft. of impeccably designed living space with breathtaking views of the pond, green space, and scenic trails. Nestled in one of the most desirable neighborhoods, this home is impossible to rebuild for this price and stands as a true testament to superior craftsmanship and thoughtful design.

From the moment you arrive, the 4-car heated garage sets the tone for the unmatched space and convenience this home offers, perfect for vehicles, hobbies, and storage. Step inside to be greeted by sophisticated tile work, rich color tones, and exquisite upgrades that flow throughout the home.

The open-concept main floor is an entertainer's dream. The gourmet chef's kitchen, complete with granite countertops, abundant cabinetry, premium stainless steel appliances, and a grand island, serves as the heart of the home. The expansive dining area, anchored by a stately fireplace, seamlessly transitions to the covered deck, where you can take in the stunning views while relaxing or hosting guests.

Upstairs, the luxurious primary suite is your private retreat. Featuring an expansive walk-in closet and a spa-inspired ensuite with a stand-alone tub, glass-enclosed shower, dual vanities, and automatic floor lighting, this space is designed for ultimate relaxation. Two additional bedrooms, each with walk-in closets, share the upper level with a large



laundry room, guest bathroom and a bonus TV room, complete with a surround sound system family movie nights.

The fully-finished walkout basement extends the home's entertaining and living space. With two additional bedrooms, a full bathroom, a second laundry set, and a vast recreation room featuring a kitchen-sized bar area, this level offers endless possibilities. The walkout access leads to the beautifully landscaped backyard, connecting you directly to the Vista trails and serene pond.

Outside, custom concrete work, a house-wide covered deck, and an outdoor oasis provide a perfect blend of beauty and functionality.

Additional highlights include air conditioning, Hunter Douglas blinds, a state-of-the-art security system, and countless thoughtful touches throughout.

The second-to-none location is near shopping, major amenities, schools and living in Sylvan means you are never far from lakeshore. This pristine home offers the perfect combination of luxury, convenience, value and breathtaking surroundings. Don't miss this rare opportunity to own a home that exceeds expectations in every way.

Built in 2019

### **Essential Information**

MLS® #	A2194092
Price	\$899,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	2,821
Acres	0.17
Year Built	2019
Type	Residential

Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	75 Valli Close
Subdivision	Vista
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 0P2

### **Amenities**

Parking Spaces	3
Parking	Quad or More Attached

### **Interior**

Interior Features	Central Vacuum, No Smoking Home, Walk-In Closet(s), Wet Bar
Appliances	See Remarks
Heating	In Floor, Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full, Walk-Out

### **Exterior**

Exterior Features	Lighting
Lot Description	Creek/River/Stream/Pond, Greenbelt, Irregular Lot
Roof	Asphalt Shingle
Construction	Composite Siding, Concrete, Stone, Vinyl Siding, Wood Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 12th, 2025
Days on Market	52
Zoning	R1

### **Listing Details**

Listing Office

Greater Property Group

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.