



GRASSROOTS
REALTY GROUP

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**3403 Lakeshore Drive
Sylvan Lake, Alberta**

MLS # A2217241



\$1,349,000

Division:	Cottage Area		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,982 sq.ft.	Age:	1993 (32 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached, Off Street, Single Garage Attached		
Lot Size:	0.18 Acre		
Lot Feat:	Landscaped, Low Maintenance Landscape, Treed, Views		

Heating:	Forced Air
Floors:	Carpet, Hardwood, Tile
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Double Vanity, Granite Counters, Kitchen Island

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R5
Utilities:	-

Inclusions: storage shed

Absolutely breathtaking inside and out! This exquisite home offers unobstructed views to the shimmering lake just across the street from multiple vantage points—bringing natural beauty and tranquility to your doorstep. Impeccably redesigned in 2009 right down to the studs with unmatched attention to detail, this residence is the epitome of luxury living. Step inside to find perfection in every corner, from the high-end finishes to the flawless layout that maximizes light and views. Large main floor entrance invites you to discover all the beauty of this amazing home. This level offers a great sized, bright home office/flex room, spacious media room with built in cabinets and access to sunroom facing the lake/parklike yard, complete with gas fireplace and vinyl windows, a cozy place to enjoy lake life. There are 2 bedrooms on this level, a 3pc bathroom and access to single attached garage (in floor heat, epoxy flooring) The upper level showcases pristine craftsmanship, from the elegant living room facing the lake, to the chef's kitchen —featuring cherry-glazed cabinetry, stainless appliances, sit up eating island, granite countertops, and again, views to the lake. A fireplace, a large dining room and access to upper decks, one facing the lake, the other on the west side (very private, both with duradeck floors) complete the kitchen/dining area. Entertaining made easy. The laundry room is so fantastic, it can be used for extra kitchen space. Loaded with cabinets, workspace and built-in pull-out ironing board and laundry basket. Primary bedroom offers 5pc ensuite, heated jet tub, in floor heat in ensuite and plenty of closet space. There is also one more bedroom and a 3 pc bathroom. Oak flooring throughout much of this level. Professionally landscaped grounds create a private oasis that's as stunning as the interior. Whether you're relaxing

on the patio, entertaining guest, or simply enjoying the view – this home offers a lifestyle of comfort, elegance, and serenity that is truly one of a kind. Detached double garage too! And this garage is exceptional in every detail. This home is a rare gem that combines a luxurious lifestyle and endless breathtaking surroundings. Perfection is truly an understatement.