



**GRASSROOTS**  
REALTY GROUP

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**180 Marina Bay Court**  
**Sylvan Lake, Alberta**

**MLS # A2225504**



**\$774,990**

<b>Division:</b>	Marina Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,641 sq.ft.	<b>Age:</b>	1990 (35 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Garage Door Opener, Single Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Lake, Lawn, Rectangular Lot		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	RMB
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Central Vacuum, French Door, Laminate Counters, Open Floorplan, Recreation Facilities, Vaulted Ceiling(s)		

**Inclusions:** Fridge, stove, Dishwasher, washer and dryer. All window coverings

Welcome to 180 Marina Bay Court—a rare opportunity to own a lakefront home for under \$800K! Nestled in the prestigious Marina Bay community of Sylvan Lake, this property offers a serene waterfront lifestyle just minutes from downtown shops, restaurants, and year-round attractions. Whether you're heading into town or enjoying the lake, everything is within reach. This 3-bedroom, 2-bathroom home is perfectly situated on the shoreline with breathtaking lake views from both the main and upper levels. The layout is spacious, sun-filled, and designed for comfort—with vaulted ceilings, large windows, and seamless flow between indoor and outdoor spaces. Lovingly maintained and ready to enjoy, the home also provides a great opportunity to incorporate your own modern touches over time. Triple-pane windows help keep the home cool in the summer and cozy in the winter, while a newer on-demand hot water tank ensures reliable, energy-efficient hot water for years to come. Step outside to your private backyard oasis where you'll find green space, mature trees, and a tranquil setting perfect for morning coffee or evening fires by the lake. Located on a quiet cul-de-sac, Marina Bay is a close-knit community known for its private marina, seasonal events, and relaxed, coastal vibe. Whether you're seeking a year-round home or the ultimate lakefront getaway, this is waterfront living at an exceptional value.