



GRASSROOTS
REALTY GROUP

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307 Jarvis Glen Court
Jarvis Bay, Alberta

MLS # A2227712



\$1,075,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey, Acreage with Residence		
Size:	2,376 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Driveway, Heated Garage, Insulated, Oversized, RV Access/Parking, Triple G		
Lot Size:	0.74 Acre		
Lot Feat:	Backs on to Park/Green Space, Dog Run Fenced In, Landscaped, Lawn		

Heating:	High Efficiency, In Floor, See Remarks	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Fiberglass	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding	Zoning:	RA
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Garbag
Features:	Central Vacuum, Granite Counters, High Ceilings, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		

Inclusions: Fridge, Double BI Oven, Bi Microwave, BI Dishwasher, Counter Top Stove, Range Hood Fan, Washer, Dryer, 3 Garage Door Openers, Window Coverings, Storage Shed

SYLVAN LAKE EXECUTIVE HOME IN JARVIS GLEN ESTATES! This Stunning Home just underwent a MASSIVE RENOVATION! Situated on 3/4's of an Acre is this amazing two story with a massive driveway ~ 32 x 36 triple attached heated garage with all the extras ~ Grand Entry with gorgeous stonework ~Massive Great Room with high Distinction Sun Stop Windows ~ Stone Fireplace with TV Mantle ~ Gourmet Kitchen with Granite Counter-tops, Induction Stove, Built-in Oven, Large Center Island, Stainless Appliances, 2 large pantries ~ Spider Insulation ~ Huge Master Bedroom with 5 Piece Ensuite and oversized walk-in Closet ~ Huge Family-room in the basement with Wet Bar ~ 2 more large bedrooms ~ Stunning back yard with stone fireplace area ~ Trexx Decking ~ retaining wall and a beautiful firepit area. This home is an absolute must see on your Executive Home Search!!! Absolutely no expense spared on this quality built True-Line Home.