



**GRASSROOTS**  
REALTY GROUP

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**372 Marina Bay Place**  
**Sylvan Lake, Alberta**

**MLS # A2230514**



**\$895,000**

<b>Division:</b>	Marina Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,585 sq.ft.	<b>Age:</b>	1996 (29 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Aggregate, Garage Door Opener, Garage Faces Front, Ins		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Beach, Cul-De-Sac, Front Yard, Lake, Landscaped, Lawn, Level, I		

**Heating:** Forced Air, Natural Gas

**Water:** Public

**Floors:** Carpet, Tile

**Sewer:** Public Sewer

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Crawl Space, None

**LLD:** -

**Exterior:** Vinyl Siding

**Zoning:** RMB

**Foundation:** Poured Concrete

**Utilities:** Electricity Connected, Natural Gas Connected

**Features:** Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows

**Inclusions:** fridge, stove, dishwasher, microwave, washer, dryer, blinds, garage door opener and control

3 BEDROOM, 2 BATH 2-STOREY IN MARINA BAY ~ LAKE FRONT WITH SANDY BEACH & UNOBSTRUCTED WATER VIEWS ~ CLOSE TO DOWNTOWN & JUST OFF LAKESHORE DRIVE ~ Large landscaped front yard offers eye catching curb appeal ~ South facing covered front veranda leads to a tile foyer ~ Open concept main floor layout is complemented by soaring vaulted ceilings and large floor to ceiling windows with lake views ~ The kitchen offers a functional layout with plenty of warm stained maple cabinets, ample counter space including a large island with an eating bar, full tile backsplash, window above the sink overlooking the front veranda, and a gas range ~ Easily accommodate a large gatherings in the spacious dining room that offers garden door access to the massive deck with lake views and a BBQ gas line ~ The living room is flooded with natural light from floor to ceiling windows overlooking the lake, has built in benches with storage below and is centred by a cozy wood burning fireplace that features a raised hearth and floor to ceiling stone ~ 3 piece main floor bathroom and convenient garage access just off the kitchen and foyer ~ Open staircase overlooks the main floor and leads to the upper level landing that makes a great home office or play room ~ French doors lead to the primary bedroom with vaulted ceilings, more large windows and plenty of space for a king bed plus multiple pieces of furniture ~ Cheater door from the primary bedroom leads to an oversized 4 piece bathroom with a walk in shower, separate tub, built in shelving and a spacious laundry closet ~ 2 additional bedrooms are located on the upper level and have ample closet space ~ Basement crawl space offer tons of storage ~ Other great features include; Central air conditioning, central vacuum ~ The backyard is landscaped, has a sandy beach with level beach access, and

unobstructed views of Sylvan Lake ~ Located in prestigious Marina Bay that offers residents free access to a clubhouse with a large deck overlooking the marina, plus tennis and pickle ball courts, private boat launch, boat slips and a storage yard ~ HOA fees are \$270/month and include weed treatment and fertilization of lawns, clubhouse maintenance, dock maintenance, professional management and reserve fund contributions ~ Located just off Lakeshore Drive with easy access to all amenities and year round activities ~ Move in ready!