



GRASSROOTS
REALTY GROUP

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108 Marina Bay Court
Sylvan Lake, Alberta

MLS # A2255197



\$939,900

Division:	Marina Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,608 sq.ft.	Age:	1990 (35 yrs old)
Beds:	2	Baths:	2
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Close to Clubhouse, Front Yard, Lake, Landscaped, Views, Water		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	RMB
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Tankless Hot Water		

Inclusions: n/a

Completely reimagined from the studs up, this stunning home offers the very best of modern design blended seamlessly with the lifestyle of lakefront living. Step inside to an open-concept layout where natural light pours through expansive windows, highlighting sleek finishes and thoughtful updates throughout. The heart of the home flows effortlessly into a spectacular 4-season sunroom with walls of glass, creating an inviting retreat that captures breathtaking lake views year-round. Step out to your back deck and soak in the tranquility of waterfront living. An attached garage adds convenience, while the home's fresh redesign ensures every detail is ready for you to move in and enjoy. Beyond your door, the community is unmatched—residents enjoy exclusive access to a clubhouse, private boat launch, boat slips, and tennis/pickleball courts. With an 18-hole golf course just across the street and shopping, dining, and vibrant downtown amenities only a short walk away, every day feels like a vacation. This is more than a home—it's a lifestyle. From sunrise coffees by the water to evenings entertaining friends, you'll find yourself embracing the charm, leisure, and luxury that only true lake life can offer. Don't miss this rare opportunity to own a fully updated lakefront retreat. New furnace, A/C, water softener, hot water on demand, fireplace - this beauty has had a major face lift.