



GRASSROOTS
REALTY GROUP

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**3417 Lakeshore Drive
Sylvan Lake, Alberta**

MLS # A2257255



\$1,750,000

Division:	Cottage Area		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,044 sq.ft.	Age:	2021 (4 yrs old)
Beds:	4	Baths:	5 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Front Yard, Fruit Trees/Shrub(s), Lake, Rock Outcropping, Street Lighting		

Heating:	In Floor, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Concrete, Stone, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: TV's(8), Refrigerators(3), BBQ Built in

Experience the ultimate in lakeside luxury living with this architecturally designed modern masterpiece located on the prestige Lakeshore Drive in Sylvan Lake. This custom-built 4 bedroom 5 bathroom home offers the perfect blend of contemporary design, high end finishes, and unbeatable access to one of Alberta's most sought-after lakefront communities. Key features include: 4 spacious bedrooms 3 of which have ensuites, 5 bathrooms, Wine storage under stairway, Oversized garage with refrigerator, Chefs kitchen featuring top of the line stainless steel appliances, Granite countertops, Custom cabinetry, Island, In floor heating, Bathroom on top balcony, Fully finished basement, High efficiency HVAC and smart home integration. Direct access to Lakeshore Drive's walking paths, beachfront and vibrant downtown shops & dining.