

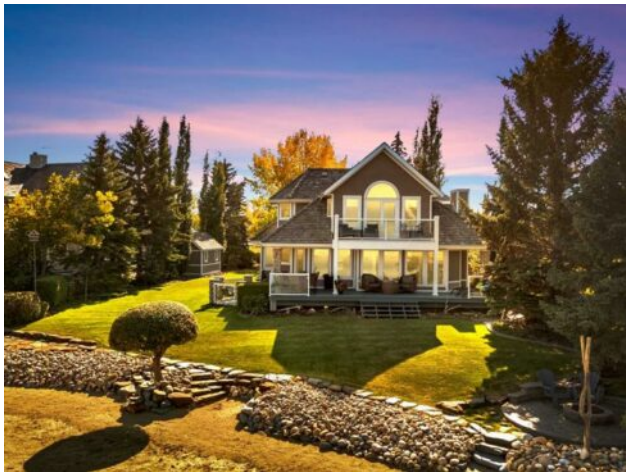


**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2266654**



**\$1,999,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Marina Bay   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | 2 Storey   |               |                   |
| <b>Size:</b>     | 2,392 sq.ft.   | <b>Age:</b>   | 1997 (28 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Attached   |               |                   |
| <b>Lot Size:</b> | 0.32 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Gentle Sloping, Irregular Lot, Lake, Landscaped, Pie Shaped Lot |               |                   |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Forced Air   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Tile                                 | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Cedar Shake  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full   | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Wood Siding  | <b>Zoning:</b>    | RMB |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Bar, Closet Organizers, Quartz Counters, Vinyl Windows |                   |     |

**Inclusions:** Fridge, Stove, Dishwasher, Hoof Fan, Microwave BI, Blinds, Power Blinds, Washer, Dryer TV Mount in Mainfloor Living Room, Fridge in Basement, Storage Shed, Garage Door Opener and 1 Controller, Overhead Heater in Garage.

Waterfront Luxury in the Heart of Sylvan Lake, Welcome to your lakeside retreat in the prestigious Marina Bay community, where every day feels like a getaway. This stunning 2-storey home offers over 3,400 sq ft of total living space, beautifully designed across three levels with 4 bedrooms and 4 full bathrooms &mdash; ideal for families or those who love to entertain in style. Step inside and be greeted by a bright, open-concept main floor featuring a spacious living room anchored by a cozy fireplace, a gourmet kitchen with modern cabinetry, stainless steel appliances, and generous island seating, and a formal dining area perfect for gatherings with friends and family. A dedicated office on the main level offers the ideal work-from-home setup, while the 3-piece bath and laundry room add convenience. Upstairs, discover a luxurious primary suite complete with a 3-piece ensuite, large closets, and peaceful lake-view vibes. Two additional bedrooms and a 4-piece bathroom complete the upper level &mdash; each room thoughtfully sized for comfort and function. The fully finished basement extends the living experience, boasting a wet bar, large recreation room, fourth bedroom, and another full bathroom &mdash; a perfect setup for guests, extended family, or cozy movie nights. Outdoors, enjoy an expansive deck and private yard, perfect for relaxing summer afternoons after a day on the water. Property is has full Irrigation. The attached double garage provides ample space for vehicles, and lake gear, plus seller has been approved for a large detached garage along the east side of the lot for more storage for your boat or cars and potential for extra added living space. This Property has 2 Boat Slips and Remember Marina Bay&rsquo;s exclusive amenities &mdash; including a private marina, tennis courts, clubhouse, and lakeshore walking paths &mdash; set the standard for

resort-style living.