



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**299 Jarvis Glen COURT Jarvis Bay
Sylvan Lake, Alberta**

MLS # A2274069



\$1,899,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,022 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	4 full / 3 half
Garage:	220 Volt Wiring, Drive Through, Garage Door Opener, Garage Faces Side, Heated		
Lot Size:	0.74 Acre		
Lot Feat:	Back Yard, Corner Lot, Dog Run Fenced In, Fruit Trees/Shrub(s), Garden, Lawn		

Heating: In Floor, Fireplace(s), Forced Air, Natural Gas, Wood

Water: -

Floors: Carpet, Hardwood, Tile

Sewer: -

Roof: Asphalt Shingle

Condo Fee: -

Basement: Full

LLD: -

Exterior: Wood Frame

Zoning: R

Foundation: Poured Concrete

Utilities: -

Features: Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Crown Molding, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Fridge, stove, dishwasher x 2 microwave, window coverings, alarm system (no contract) washer, dryer, 5 garage door openers, 3 controls, central vac system/attachments, coffee maker, tv wall mounts, projector, screen, amp, dvd player, theatre room furniture, 6 beverage fridges, tire rack, sonos, bbq, pool table and accessories, tv in bar /games area

Nestled in the prestigious Jarvis Bay Country Estates, this exceptional executive two-storey residence exemplifies unparalleled craftsmanship & timeless luxury. Boasting an attached four-car garage & a separate heated four-car shop, this one of a kind estate sits on a meticulously landscaped $\frac{3}{4}$ -acre lot, offering privacy & prestige. Striking stone accents, an elegant driveway & impeccable landscaping create breathtaking curb appeal. A grand foyer welcomes you with soaring 18-foot ceilings & a stunning chandelier. The dramatic curved staircase, adorned with rich wood wainscoting & wrought-iron railings, serves as the architectural centerpiece. The formal dining room, complete with built-in wet bar, provides an elegant space for entertaining. The chef's dream kitchen features ceiling-height custom maple cabinetry, granite countertops, a large centre island with prep sink, full-height decorative tile backsplash, crown moulding & premium appliance package including Thermador & Miele. Complete with pot filler, double ovens & built-in cappuccino machine elevate both form & function. Flooded with natural light, the breakfast nook & adjacent sitting area with gas fireplace flow seamlessly into the sunroom & to the expansive backyard oasis. The breathtaking great room impresses with 18-foot ceilings, extensive millwork, a full wall of windows framing serene views & a magnificent wood-burning fireplace with stacked stone & maple surround. A private main floor office with custom built-ins offers an ideal work-from-home retreat. The luxurious primary suite is a true sanctuary, featuring coffered ceilings, a private den with fireplace & wet bar & a spa-inspired ensuite with heated floors, dual vanities, makeup station, oversized glass steam shower with dual heads & body jets & an extraordinary walk-in closet with glass shoe displays, maple

millwork & centre island. Upstairs, a lofted overlook connects two generous bedrooms, two well-appointed bathrooms, one private ensuite & double doors that open into a fully soundproof, two-tiered home theatre a cinematic masterpiece with custom millwork, wet bar & dramatic pillars. The fully developed lower level offers a fourth bedroom with ensuite, expansive recreation area, wet bar, dedicated poker & billiards zones, a stunning stone-clad wine room, flexible bonus room/gym & a convenient men's washroom with urinal—all warmed by in-floor heat. Outdoor living is elevated with a massive two-tiered composite deck partially covered, built-in outdoor stone fireplace & discreet outdoor two-piece bathroom. Professionally landscaped grounds feature mature trees, raised stone flower beds, aggregate walkways, underground sprinklers & full vinyl fencing. Car enthusiasts will revel in the detached 25'x26' heated shop with vaulted ceilings, 220V wiring, in-floor heat & integrated sound system, complemented by the attached 23'x24' garage with epoxy floors & dual bays. No expense has been spared, a rare offering of luxury, functionality & impeccable design