



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

MLS # A2287063

\$1,350,000



Division:	Marina Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,392 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Aggregate, Double Garage Attached, Garage Door Opener, Heated Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Waterfront		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame, Wood Siding	Zoning:	RMB
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island		

Inclusions: Swim Spa, Fridge, Stove, Dishwasher, Micro Hoodfan, Blinds, Garage Door Opener and Controller,

True waterfront living in Marina Bay. Located in one of Sylvan Lake's most sought-after lakefront communities, this fully developed 2 storey home offers nearly 2,400 sq ft of living space and 50 feet of unobstructed lakefront with direct water access and a private floating dock system. The main floor is designed around the view, with large windows and open living spaces that bring the lake into everyday living. The well-appointed kitchen features solid oak cabinetry, granite countertops, stainless steel appliances, a large island with eating bar, and built-in desk and wine storage. The dining area opens directly to the expansive tiered composite deck, complete with aluminum railings, gas line for BBQ or patio heater, and a 15' trainer swim spa, creating an incredible outdoor space for entertaining or relaxing by the water. The living room is anchored by a gas fireplace, built-in cabinetry, and a wall of windows overlooking the lake. A versatile front flex room offers the perfect space for a home office, guest room, or additional living area. Upstairs, the spacious primary suite captures beautiful lake views and features a walk-in closet and a 5-piece ensuite with corner soaker tub, dual vanities, separate shower, and private water closet. Two additional bedrooms—each with walk-in closets—and a full bathroom complete the upper level. The fully finished basement includes a large family room, additional flex/den space, workshop, cold room, and abundant storage, with the added benefit of a separate exterior entrance. Outside, the backyard is designed to maximize the waterfront setting with an interlocking stone patio, fire pit area, landscaped yard, and direct lake access. The 22' x 26' attached garage is insulated, finished with painted drywall, and features an epoxy-coated floor. Marina Bay residents enjoy access to a private clubhouse,

tennis courts, marina, boat launch, and storage yard, all while being just minutes from Sylvan Lake's beach, restaurants, and downtown amenities.