



**371 Last Chance Way  
Norglenwold, Alberta**

**MLS # A2292064**

**\$3,475,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	1 and Half Storey		
<b>Size:</b>	2,718 sq.ft.	<b>Age:</b>	2023 (3 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Aggregate, Driveway, Electric Gate, Front Drive, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.26 Acre		
<b>Lot Feat:</b>	Back Yard, Beach, Front Yard, Lake, Landscaped, Lawn, Level, No Neighbour		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Composite Siding, Mixed, See Remarks	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wood Counters		
<b>Inclusions:</b>	NA		

Experience luxury lakefront living in this exceptional property on the shores of Sylvan Lake. Situated on a quiet, no-exit close, this private and beautifully landscaped property offers 78 feet of pristine lakefront with level, easy access to the water, making it ideal for enjoying everything lake life has to offer. The home welcomes you through a stunning exposed aggregate entry that sets the tone for the craftsmanship found throughout. Inside, the main living area is open, bright, and spacious, highlighted by vaulted shiplap ceilings that create a warm lake-house feel. A striking three-sided fireplace anchors the living room, while massive windows frame spectacular lake views. The main floor features maple hardwood flooring and upgraded 8-foot doors, leading into a chef's kitchen designed for both entertaining and everyday living. High-end Wolf appliances, a built-in Miele coffee machine, and upgraded treated wood countertops elevate the space with style and function. Just off the living area is a heated sunroom with TV, the perfect spot to relax and take in the views year-round. A practical and well-designed garage entry includes laundry, a sink, and a butler's pantry—ideal for coming in from the lake or the garage. The spacious primary bedroom offers incredible views along with his-and-hers walk-in closets and a beautiful ensuite featuring in-floor heat, dual sinks, and an oversized shower. A second bedroom and a full 4-piece bathroom complete the main level. Step outside onto the oversized deck with seamless glass railing, providing uninterrupted lake views and stairs leading to the lower level. Above the triple garage is a huge bonus room complete with surround sound—perfect for movie nights, a games area, kids' play space, or hosting extra guests. This level also includes a half bath and dedicated office space. The fully finished

walkout basement is designed for lake life. It opens to a large covered exposed-aggregate patio, complete with an outdoor shower for rinsing off after a swim or hot tub. There are two additional bedrooms, both with walk-in closets, a 3-piece bathroom, cozy gas fireplace, and an inviting wet bar with full fridge. A standout feature is the lake-toy storage room, fully finished with epoxy flooring and accessible through a large garage door, making it easy to store and clean gear. Car enthusiasts and hobbyists will appreciate the triple heated garage, equipped with in-floor heat, drains, epoxy flooring, and even a dog wash station. Additional features include Gemstone exterior lighting, central air conditioning, and central vacuum. This luxury lakefront home is turn key and ready to go. Just bring your boat and start living the lake life!