



**1314 Cottonwood Close
Sunbreaker Cove, Alberta**

MLS # A2302247

\$920,000



Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,788 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Gravel Driveway, Heated Garage, Off Street, Parki		
Lot Size:	0.57 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), High Ceilings, Open Floorplan		

Inclusions: fire pit, dog run, storage shed

Welcome to your Sunbreaker Cove escape—where lake life, privacy, and timeless charm come together on one incredible, tree-lined lot just steps from Sylvan Lake. This stunning pine log-sided home instantly wraps you in warmth with soaring ceilings, rich handcrafted woodwork, and a cozy wood-burning fireplace that sets the tone for relaxed lake living. The open-concept main floor is filled with natural light, creating the perfect space to gather, unwind, and make lasting memories. With 4 generous bedrooms and a fully finished layout, there’s room for family, guests, and everything in between. The upper loft offers a flexible bonus space—perfect for movie nights, a creative studio, or a quiet home office—while the spacious lower-level family room is ready for entertaining, games, or simply kicking back after a day at the lake. Step outside and it only gets better. A spectacular 60 ft wraparound deck lets you chase the sun or relax in the shade all day long, overlooking a private, park-like yard surrounded by mature trees. And for the hobbyist or lake-life gear? The heated double detached garage has you covered year-round. Whether you're searching for a full-time home or the ultimate weekend getaway, this property delivers that hard-to-find Sunbreaker Cove lifestyle—just a short stroll to the water, beach days, and endless summer memories. Lake life isn’t just a dream here—it’s your next address.