



**GRASSROOTS**  
REALTY GROUP

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**10 Twin Rose Court**  
**Jarvis Bay, Alberta**

**MLS # A1234616**



**\$1,647,000**

<b>Division:</b>	Jarvis Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,767 sq.ft.	<b>Age:</b>	2023 (1 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Additional Parking, Concrete Driveway, Garage Door Opener, Triple Garage A		
<b>Lot Size:</b>	0.28 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Beach, Cul-De-Sac, Environment		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Hardwood, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, See Remarks, Stone	<b>Zoning:</b>	RTR
<b>Foundation:</b>	Piling(s), Poured Concrete, See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Granite Counters, No Smoking Home, See Remarks		

**Inclusions:** NA

Welcome to this beautiful & BRAND NEW LAKEFRONT COMMUNITY! Now is your opportunity to live on the lake! Nestled on the sunny side of the shores of Sylvan Lake, Twin Rose is taking shape and is set to be spectacular! This exclusive neighborhood will offer a community dock and HOA style amenities. Imagine just a short walk to your boat for fishing and water sports. With the first show home, you will be able to experience a tour of this tranquil setting. BLACK WOLF HOMES has built an amazing 1776 sq ft BI-LEVEL BEAUTY! This floor plan is functional and fantastic with amazing upgrades! The Handsome Hardy Board exterior is adorned with wood beams and stone accents, providing that perfect lake feel. The unique triple car garage offers plenty of space for your cars and toys. Greet your guests onto the covered veranda and into the large entryway. The stylish curved staircase leads you up into the airy open floor plan. Once inside you will be captivated by the view thru the wall of sliding windows. The kitchen features modern cabinetry, an expansive island, and top of the line appliances. From the garage you will enjoy the easy access to the pass thru butlers pantry/laundry room. The great room provides a gorgeous space for relaxing or entertaining. Lounge in front of the beautiful gas fireplace taking in the views of Sylvan Lake. The dining room anchors the space with ample seating available. Dine inside or step out onto the expansive deck and soak up the warmth of the west-facing sunshine. Sip a glass of wine while enjoying those famous Sylvan sunsets. At the end of the day, escape to the spacious main floor master suite. It boasts a walk-thru closet and 4-piece ensuite with gorgeous glass-door shower. The curved staircase leads you down to the lower level. The large family room offer a fantastic space for hanging out with friends or cuddling

up for movie nights. Entertain with ease with the bonus of the wet bar, boasting a stunning sit-up island and wine cellar. Additional laundry in the basement for your guests or teenager comforts. Perfect for company, the two additional bedrooms both feature their own 4-piece ensuite! The HOA offers all lawn care maintenance, sprinkler system, snow removal in the winter, and dock maintenance, install and removal. Just lock up and go! Time is ticking, take a look while lots are still available! Other lots with varying price points available.