



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

MLS # A2101292



\$824,900

Division:	Marina Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,660 sq.ft.	Age:	1996 (28 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Insulated, Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Lake, Lawn, Level, Square Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Partial, Unfinished	LLD:	-
Exterior:	Cedar, Wood Frame	Zoning:	RMB
Foundation:	Wood	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: Fridge, Stove, washer, dryer, dishwasher, central vacuum, garage door opener, gas fireplace, living room TV, dock

Welcome to Marina Bay Retreat, a stunning 2-story, 4-bedroom, 3-bathroom detached home nestled within the prestigious Marina Bay Community. With 1,660 square feet of living space, this home offers a bright and open floor plan that bathes the interior in natural light. Enjoy mesmerizing south views of the private marina and Yacht Club right from your living space. The large waterfront lawn is perfect for hosting gatherings with friends and family, and the entire width of the home's waterside deck provides a covered oasis for sun shade or rain protection. Pull your boat right up to your home with its very own dock, making waterfront living a breeze. This meticulously maintained residence boasts several updates, including a complete interior renovation a decade ago. It features a new roof, vinyl decking, a clean fire pit, and a two-speed, 98% efficient furnace installed within the last ten years. The main floor bathroom is equipped with a floor heating system for added comfort. A gas fireplace adds warmth and ambiance to the living space, while new flooring throughout enhances the overall aesthetic. Marina Bay offers an exclusive, secure private boat launch and marina, perfect for water enthusiasts. Create memories in the Yacht Club which provides a wonderful space for family get-togethers with its 360-degree deck overlooking the marina. Additionally, residents can take advantage of the community's parks, green spaces, boat storage, and tennis courts. You'll find convenience in walking distance to local shops, restaurants, pubs, and the public beach, all while relishing in the small-town atmosphere and the tight-knit Marina Bay community. Whether you're admiring the great water views from the front or back decks, enjoying the spacious waterfront lawn, or taking in the tranquility of Marina Bay's amenities, 344 Marina Bay Place is an exceptional waterfront

property offering the best of lakefront living. Don't miss the opportunity to make this dream home yours.