

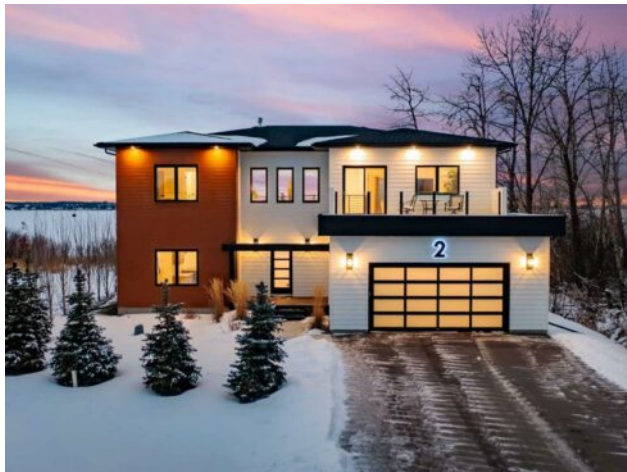


**GRASSROOTS**  
REALTY GROUP

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## 2 Twin Rose Court Jarvis Bay, Alberta

**MLS # A2185396**



**\$2,350,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,447 sq.ft.	<b>Age:</b>	2023 (2 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.43 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Beach, Corner Lot, Lake, Landscaping		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Crawl Space, See Remarks	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Mixed, See Remarks	<b>Zoning:</b>	RTR
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Closet Organizers, Kitchen Island, Open Floorplan, Pantry, Primary Downstairs, Quartz Counters, See Remarks, Storage, Vaulted Ceiling(s)		
<b>Inclusions:</b>	NA		

This beautiful LAKEFRONT HOME will leave you breathless! A STUNNING TWO STORY with meticulous details and modern design. Plenty of space for the entire family with 4 bedrooms and 3.5 bathrooms. Just seconds from the town of Sylvan Lake on the sunny-side shores of the sought after summer village of Jarvis Bay. Twin Rose Estates is a new development offering a tranquil setting of sandy shoreline and relaxing sunsets. This beautiful custom build rests beside a natural reserve for added peace and privacy. The crisp white hardy board brings the curb appeal to new heights, along with the extensive landscaping. The double attached garage is fully finished, heated and offers plenty of indoor parking. The grand entrance gives your guests their first glimpse of the gorgeous views. Luxury vinyl plank flooring leads you throughout the entire home. A wall of windows offers an airy feel and loads of natural light. This open floor plan lends itself to entertaining with elegance and functionality. The living room showcases a gorgeous gas fireplace flanked by beautiful built-in shelving. The modern kitchen features two tone custom cabinetry draped in exquisite quartz countertops. The stainless steel appliances include a gas stove and beverage fridge. Dining will be a delight surrounded with the serene setting. Step thru the garden door to gain access to the expansive lower deck, bordered with seamless glass railings. This area is perfect for gathering, partially covered seating with cozy overhead heaters, along with an inviting sunken hot tub! The wide staircase welcomes you down to the large backyard and sandy lakefront. Your grass will stay green and healthy with the help of the underground sprinkler system, fed endlessly by your personal well. A short stroll leads you to the shared dock and your BOAT SLIP! This main floor also features the spacious primary suite,

your personal retreat, with private entry from the deck. The spa-like ensuite boasts a gorgeous glass shower, double vanities, generous walk-in closet and easy access to the large laundry room. The staircase to the second level makes a statement and is highlighted with a fantastic light fixture. This spacious second floor features a cozy family room with access to the upper front patio, a perfect location for your morning coffee with amazing views. A second primary bedroom boasts a 4-piece ensuite, walk-in closet and access to the upper deck. Two generous bedrooms come complete with a Jack-n-Jill bathroom and walk-in closets. The west bedroom also has access to the back patio. Additional upgrades include Reverse Osmosis System, an on-demand boiler, security system, and custom electric window treatments. This Spring will welcome 70 NEW TREES to Twin Rose Estates, bordering the development beautifully providing additional privacy. (see supplements) Lawn care and snow removal are available to this exclusive neighborhood. Lakefront Living is a life style like no other. Treat yourself and tour this pristine property today!