



GRASSROOTS
REALTY GROUP

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328 Marina Bay Place
Sylvan Lake, Alberta

MLS # A2206235



\$935,000

Division:	Marina Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,567 sq.ft.	Age:	1995 (30 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Door Opener		
Lot Size:	0.11 Acre		
Lot Feat:	Lake, Landscaped, Level		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Cedar, Wood Frame	Zoning:	RMB
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), French Door, Kitchen Island, Open Floorplan		

Inclusions: Fridge, counter top gas range, dishwasher, wall oven and microwave, water softener, washer, dryer, central air conditioner, boat dock,

Introducing the Marina Bay Escape — your lakefront dream home with timeless charm and unforgettable views. This stunning Cape Cod–style home is tucked into the exclusive Marina Bay community on Sylvan Lake, offering 3 bedrooms, a flexible loft, and 3 bathrooms across 1,567 sq ft, plus a rare, fully finished basement — a true differentiator in the neighborhood! Situated on a 4,889 sq ft lot, this home backs directly onto the private marina with exceptional views, clean swimming water, and a floating dock complete with a diving board. Step into the showstopping 2-story great room, where sunlight pours in through soaring windows that frame the sparkling marina. Beautiful hardwood floors stretch throughout the home, adding warmth and sophistication. Whether you're relaxing on the back deck at sunset or entertaining in the highly functional kitchen, every space has been designed for both connection and calm. Enjoy access to exclusive amenities including a private marina and boat launch, yacht club, tennis courts, and neighborhood parks. The walkability is unbeatable — take a short stroll to the boardwalk, grab dinner, or treat yourself to the many restaurants downtown. Meticulously maintained with thoughtful upgrades this home truly has it all. For over 30 years, Marina Bay Escape has been the heart of cherished memories, gatherings, and laughter. Now, it's ready to welcome its next story. All Furniture and accessories are negotiable.