



GRASSROOTS

REALTY GROUP

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**3417 Lakeshore Drive
Sylvan Lake, Alberta**

MLS # A2257255



\$1,750,000

Division:	Cottage Area		
Type:	Residential/House		
Style:	Bungalow		
Size:	2,044 sq.ft.	Age:	2021 (5 yrs old)
Beds:	4	Baths:	5 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Front Yard, Fruit Trees/Shrub(s), Lake, Rock Outcropping, Street Lighting		

Heating:	In Floor, Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Concrete, Stone, Wood Frame	Zoning:	R5
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: TV's(8), Refrigerators(3), BBQ Built in

Step into unparalleled lakeside elegance with this architecturally stunning, custom-built 2021 modern bungalow nestled on prestigious Lakeshore Drive in Sylvan Lake's coveted Cottage Area. This 2,044 sq. ft. Fully developed masterpiece (on a spacious 5,662 sq. ft. lot) blends cutting-edge contemporary design with high-end finishes, delivering the ultimate in sophisticated lakeside living. With 4 bedrooms (including a main-floor master), 6 bathrooms (3 ensuites), and seamless indoor-outdoor flow, every detail has been meticulously crafted for comfort, entertaining, and effortless enjoyment of Alberta's most desirable lakefront community. Imagine waking up to serene lake views and stepping straight onto walking paths that lead to pristine beachfront, vibrant downtown shops, and world-class dining – all just moments from your door. This home offers direct access to Sylvan Lake's recreational paradise, including boating, swimming, and year-round community events. Whether you're hosting sunset gatherings or enjoying quiet mornings by the water, this is lakeside living at its finest. Plus, a built-in boat slip and private entrance make waterfront adventures effortless. Inside, the open-concept design flows beautifully with high ceilings, vaulted accents, and premium flooring throughout. The chef's kitchen is a showstopper – featuring top-of-the-line stainless steel appliances, expansive granite countertops, custom cabinetry, a large island, and a walk-in pantry. Perfect for culinary creations or casual family meals. A gas fireplace adds cozy ambiance to the living spaces, while in-floor heating keeps every room warm and inviting year-round. This isn't just a home; it's a fully integrated smart sanctuary. Enjoy **lighting control throughout** the entire property

for effortless ambiance at the touch of a button or via app. Standout **built-in wave lighting** wraps around the home's exterior, creating dramatic, customizable illumination that highlights the modern architecture by day or night. The home is pre-wired for **Sonos** with integrated speakers in key areas, delivering immersive audio for music, movies, or entertaining. High-efficiency HVAC, smart home integration, and wired-for-sound capabilities mean every convenience is at your fingertips — from climate control to entertainment systems. No detail was overlooked: wine storage tucked under the stairway, a wet bar, closet organizers, and a half-bath on the upper balcony for seamless hosting. The main-floor master suite offers a luxurious escape with its ensuite and walk-in closet. Three additional spacious bedrooms (each with ensuites) provide flexibility for family, guests, or a home office. A fully finished basement expands your living options with extra recreation or relaxation space. Outside, unwind on the balcony, fire up the built-in gas BBQ, or gather in the private yard — all enhanced by the home's striking lighting features. Oversized double attached garage with refrigerator and room for 5 vehicles.