



GRASSROOTS

REALTY GROUP

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158 Jarvis Bay Drive
Jarvis Bay, Alberta

MLS # A2280228



\$3,899,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,021 sq.ft.	Age:	2026 (0 yrs old)
Beds:	5	Baths:	4 full / 2 half
Garage:	Additional Parking, Garage Door Opener, Oversized, Parking Pad, Quad or M		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Beach, Cleared, Environmental Reserve, Few Trees, Gentle Slopi		

Heating:	Boiler, Combination, In Floor, Natural Gas	Water:	Well
Floors:	Vinyl Plank	Sewer:	Other
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Mixed, See Remarks	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Tankless Hot Water, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Ask Listing Realtor		

Welcome to 158 Jarvis Bay Drive, an extraordinary brand-new luxury waterfront residence offering the ultimate in LAKEFRONT living, just moments by foot or boat from the heart of vibrant Sylvan Lake. Perfectly positioned on a west-facing, WATER-LEVEL lot, this property delivers golden SUNSET VIEWS, a sandy beach shoreline and effortless access to the water—ideal for your private dock and boat lifts. Spanning an impressive 5,359 sq. ft. of fully developed living space, this home has been meticulously designed for refined daily living and unforgettable large-scale entertaining. The exterior makes a bold architectural statement with Hardie flat panel siding, an exposed aggregate driveway, Gemstone smart lighting, and a walkout lakeside patio framed by professionally engineered retaining walls on both sides, ensuring privacy and long-term durability. A discreet attached 3 Car plus storage shed at the back to keeps lake toys organized, while the outdoor bathroom and shower provide the perfect rinse-off after a day on the water. Enjoy seamless indoor-outdoor living across three expansive sundecks, all finished with clear fascia-mounted glass railings for uninterrupted lake views from every level. Inside, the home offers five generous 5 bedrooms and six exquisitely finished bathrooms, each showcasing custom tile work, exclusive cabinetry REAL WOOD and striking quartz surfaces. The gourmet kitchen is a true culinary masterpiece—equipped with a six-burner gas range, built-in conventional and steam ovens, prep and wash sinks, 2 x dishwashers, and a stunning waterfall island, all wrapped in handcrafted solid walnut cabinetry. A built-in coffee station elevates your mornings, while a double-door Sub-Zero refrigerator and stand-up pantry freezers ensure exceptional storage for entertaining with prep kitchen behind the doors and supersized pantry right of the

garage. The top floor is crowned by a luxurious primary retreat with a spa-inspired ensuite w/in floor heat, double shower massive closet, breathtaking lake views from private balcony. Two additional bedrooms each feature their own private en-suites & walk in closets, alongside an oversized theatre and games room and a dedicated large laundry room. The walkout basement is an entertainer's dream—featuring a custom full-service bar, expansive TV lounge with space for a pool table and a pass-through patio door to the lake. A custom serving window opens directly to the outdoor to a patio, creating the perfect flow for summer gatherings/Bar. Two additional bedrooms, a full bathroom and a convenient washer/dryer complete this level. Finishing the home is a heated, epoxy-coated triple garage with extra-tall ceilings designed to accommodate a vehicle lift, plus Sunshine Doors for enhanced security of vehicles and watercraft year-round. This brand-new home is protected by Builder Warranty and Alberta New Home Warranty, offering complete peace of mind as you step into a lifestyle defined by luxury, comfort and lakefront elegance.