



**GRASSROOTS**  
REALTY GROUP

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

**MLS # A2287040**



**\$1,875,000**

<b>Division:</b>	Marina Bay		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,392 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.32 Acre		
<b>Lot Feat:</b>	Back Yard, Gentle Sloping, Irregular Lot, Lake, Landscaped, Pie Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Cedar Shake	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Siding	<b>Zoning:</b>	RMB
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Closet Organizers, Quartz Counters, Vinyl Windows		

**Inclusions:** Fridge, Stove, Dishwasher, Hoof Fan, Microwave BI, Blinds, Power Blinds, Washer, Dryer TV Mount in Mainfloor Living Room, Fridge in Basement, Storage Shed, Garage Door Opener and 1 Controller, Overhead Heater in Garage.

Waterfront Luxury in the Heart of Sylvan Lake, Welcome to your lakeside retreat in the prestigious Marina Bay community, where every day feels like a getaway. This stunning 2-storey home offers over 3,400 sq ft of total living space, beautifully designed across three levels with 4 bedrooms and 4 full bathrooms &mdash; ideal for families or those who love to entertain in style. Step inside and be greeted by a bright, open-concept main floor featuring a spacious living room anchored by a cozy fireplace, a gourmet kitchen with modern cabinetry, stainless steel appliances, and generous island seating, and a formal dining area perfect for gatherings with friends and family. A dedicated office on the main level offers the ideal work-from-home setup, while the 3-piece bath and laundry room add convenience. Upstairs, discover a luxurious primary suite complete with a 3-piece ensuite, large closets, and peaceful lake-view vibes. Two additional bedrooms and a 4-piece bathroom complete the upper level &mdash; each room thoughtfully sized for comfort and function. The fully finished basement extends the living experience, boasting a wet bar, large recreation room, fourth bedroom, and another full bathroom &mdash; a perfect setup for guests, extended family, or cozy movie nights. Outdoors, enjoy an expansive deck and private yard, perfect for relaxing summer afternoons after a day on the water. Property is has full Irrigation. The attached double garage provides ample space for vehicles, and lake gear, plus seller has been approved for a large detached garage along the east side of the lot for more storage for your boat or cars and potential for extra added living space. This Property has 2 Boat Slips and Remember Marina Bay&rsquo;s exclusive amenities &mdash; including a private marina, tennis courts, clubhouse, and lakeshore walking paths &mdash; set the standard for

resort-style living.