



GRASSROOTS

REALTY GROUP

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

MLS # A2287040



\$1,999,900

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

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Siding	Zoning:	RMB
Foundation:	Poured Concrete	Utilities:	-
Features:	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 — 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 — 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 — 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’s exclusive amenities — including a private marina, tennis courts, clubhouse, and lakeshore walking paths — set the standard for

resort-style living.