



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

MLS # A2287063

\$1,285,000



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|------------------|---|---------------|-------------------|
| Division: | Marina Bay | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,392 sq.ft. | Age: | 2000 (26 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Aggregate, Double Garage Attached, Garage Door Opener | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Close to Clubhouse, Lake, Views, Waterfront | | |

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|--------------------|----------------------------------|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Cedar Shake | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame, Wood Siding | Zoning: | RMB |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, Kitchen Island | | |

Inclusions: Swim Spa, Fridge, Stove, Dishwasher, Micro Hoodfan, Blinds, Garage Door Opener and Controller,

True waterfront living in Marina Bay. Located in one of Sylvan Lake's most sought-after lakefront communities, this fully developed 2 storey home offers nearly 2,400 sq ft of living space and 50 feet of unobstructed lakefront with direct water access and a private floating dock system. The main floor is designed around the view, with large windows and open living spaces that bring the lake into everyday living. The well-appointed kitchen features solid oak cabinetry, granite countertops, stainless steel appliances, a large island with eating bar, and built-in desk and wine storage. The dining area opens directly to the expansive tiered composite deck, complete with aluminum railings, gas line for BBQ or patio heater, and a 15' trainer swim spa, creating an incredible outdoor space for entertaining or relaxing by the water. The living room is anchored by a gas fireplace, built-in cabinetry, and a wall of windows overlooking the lake. A versatile front flex room offers the perfect space for a home office, guest room, or additional living area. Upstairs, the spacious primary suite captures beautiful lake views and features a walk-in closet and a 5-piece ensuite with corner soaker tub, dual vanities, separate shower, and private water closet. Two additional bedrooms—each with walk-in closets—and a full bathroom complete the upper level. The fully finished basement includes a large family room, additional flex/den space, workshop, cold room, and abundant storage, with the added benefit of a separate exterior entrance. Outside, the backyard is designed to maximize the waterfront setting with an interlocking stone patio, fire pit area, landscaped yard, and direct lake access. The 22' x 26' attached garage is insulated, finished with painted drywall, and features an epoxy-coated floor. Marina Bay residents enjoy access to a private clubhouse,

tennis courts, marina, boat launch, and storage yard, all while being just minutes from Sylvan Lake's beach, restaurants, and downtown amenities.