



GRASSROOTS
REALTY GROUP

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**60, 2404 394 Township
Rural Lacombe County, Alberta**

MLS # A2295462



\$3,499,000

Division:	Eagleâ€™s Quay		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	4,238 sq.ft.	Age:	2023 (3 yrs old)
Beds:	5	Baths:	4
Garage:	220 Volt Wiring, Additional Parking, Asphalt, Driveway, Quad or More Attached		
Lot Size:	0.75 Acre		
Lot Feat:	Beach, Cleared, Few Trees		

Heating:	In Floor, Forced Air, Natural Gas	Water:	Co-operative, Public
Floors:	Carpet, Vinyl Plank	Sewer:	Engineered Septic
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	29-39-2-W5
Exterior:	Cement Fiber Board, Concrete	Zoning:	R-RLA
Foundation:	Poured Concrete	Utilities:	Electricity Connected, Natural Gas Connected, Satellite
Features:	Bar, Central Vacuum, Stone Counters, Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Built-In Gas Range, Built-In Refrigerator, Central Air Conditioner, Convection Oven, Dishwasher, Microwave, Refrigerator, Washer/Dryer, Washer/Dryer Stacked, Water Softener, Window Coverings

Welcome to this truly exceptional 4,800 sq. ft. custom 1.5-storey walkout, perfectly positioned on a $\frac{3}{4}$ -acre lakefront lot in the exclusive and secluded Eagles Quay subdivision on the northwest end of Sylvan Lake. Built in 2023, this four-season Alberta dream home delivers luxury, privacy, and premier lake living. Enjoy full lake access with a communal dock for boats and personal watercraft—perfect for summer days on the water and unforgettable sunset cruises. Inside, the home offers five spacious bedrooms, four bathrooms, a dedicated office, and a stunning 3-season sunroom with two heaters overlooking the lake, ideal for extending your lake enjoyment well into spring and fall. The open-concept main floor is flooded with natural light and designed for entertaining, while the upper level provides private retreats for family and guests. Convenience is unmatched with laundry on the main floor, second floor, and in the garage. Entertain like no other in the ultimate man cave, featuring a full bar, built-in ventilation for enjoying a smoked old fashioned, and a top-of-the-line Foresight golf simulator that seamlessly converts into a 14' x 10' home theatre screen for movie nights and game days. Outside, the property continues to impress with year-round programmable Gemstone lighting, a beautiful firepit and seating area, and full-service RV hookups for visiting family and friends. The newly paved RR 24 leads to a huge paved driveway, offering both convenience and exceptional curb appeal. Car enthusiasts and outdoor adventurers will appreciate the massive three-car garage plus an additional RV/boat bay with a 12' overhead door, providing space for all your toys. This is more than a home—it's a lifestyle. Luxury, privacy, and lakefront living, all wrapped into one extraordinary property.

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