



GRASSROOTS

REALTY GROUP

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**144 Jarvis Bay Drive
Jarvis Bay, Alberta**

MLS # A2295886



\$1,950,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,698 sq.ft.	Age:	2017 (9 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Beach, Gentle Sloping, Lake, Landscaped, Lawn, No Back Lane,		

Heating:	In Floor, Fireplace(s), Forced Air	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Concrete, Stone, Wood Frame	Zoning:	R
Foundation:	Poured Concrete	Utilities:	-

Features: Beamed Ceilings, Built-in Features, Ceiling Fan(s), Chandelier, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Vaulted Ceiling(s), Vinyl Windows

Inclusions: All appliances, all window coverings, garage door lift and remote, central vac and attachments

10/10 LAKEFRONT ON SYLVAN LAKE! Stunning from tip to tail, this custom-built Larkaun bungalow is sure to impress the most discerning buyer. Beautiful street appeal welcomes you to the property, with oversized double attached garage with an overhead door that can fit your boat! The composite siding and stone accents add character, as a covered front veranda welcomes you into the property. As you enter the large main foyer, you will find yourself in awe as you look through the main living area to unencumbered views of the lake via the west-facing wall of windows! Vaulted viewings with ship-lap and custom wood beam finishing adds to that cottage feel, as does the floor to ceiling custom gas fireplace with stone masonry accented by a centre room chandelier. The well appointed kitchen features a huge centre island, custom appliances and corner pantry. off the spacious dining room you can enjoy the evening sunsets or drinks with friends in a private enclosed patio with overhead heater. The primary bedroom also offers patio doors overlooking the lake - you will feel immersed in nature as you look out into the private treed yard, surrounded by natural foliage and tucked away from the outside world! The primary ensuite offers a large walk-in steam shower plus double vanity. The main level is completed with a large laundry room, and an additional bedroom with attached full bath. The basement will surprise you, with a massive rec room, 3 more oversized bedrooms with ample storage space, and an additional full bathroom. The lakefront yard is completed with a composite deck, included hot tub, stone fireplace sitting area and a lakefront deck with views overlooking the lake! Locate in the Summer Village of Jarvis Bay - a highly sought after community with west-facing views over Sylvan Lake, offering stunning sunsets, convenient lake access and

private beachfront while located only a few minutes drive to the town and all amenities. An unique opportunity seldom available, this one deserves consideration from anyone looking for that refined lake lifestyle.