



**1401 Juniper Road  
Sunbreaker Cove, Alberta**

**MLS # A2297813**



**\$830,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,143 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.48 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Gentle Sloping, Lake, Landscaped, Lawn, Private, See		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, See Remarks, Vaulted Ceiling(s), Wet Bar		

**Inclusions:** NA

Just steps from the sunny west-facing shores of Sylvan Lake, this inviting home offers the perfect blend of comfort, space, and year-round enjoyment. Complete with the rare bonus of lake access and BOAT SLIP! Inside, soaring vaulted ceilings create a sense of openness, while expansive windows surround the living spaces, flooding the home with natural light and seamlessly bringing the outdoors inside. The large living room is anchored by the aroma of the wood burning fireplace, making it ideal to unwind after a day on the lake. The spacious kitchen features warm oak cabinetry, crisp white appliances, and a central island for additional seating. Dine inside or step out on to the massive wrap around deck and soak up the sun throughout the day. The walkout basement expands your living space with a fantastic family room. Another wood burning fireplace welcomes you with warmth to this lower level. The versatile flex space could accommodate a pool table or games area. Two generous bedrooms and 4-piece bathroom are perfect for company. Sliding glass doors lead directly to the backyard, offering easy access to the outdoor living space. The double detached garage provides plenty of indoor parking, and the large shed offers storage for yard equipment and lake toys. Whether you are looking for a weekend escape or a full-time retreat, this exceptional property offers an incredible opportunity to embrace a Life at the Lake! Furniture and Furnishings negotiable.