



GRASSROOTS

REALTY GROUP

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**1345 Balm Road
Sunbreaker Cove, Alberta**

MLS # A2301641



\$749,900

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,471 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	2
Garage:	Off Street		
Lot Size:	0.23 Acre		
Lot Feat:	Many Trees, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Log	Zoning:	R1
Foundation:	ICF Block, Poured Concrete	Utilities:	-
Features:	Breakfast Bar, High Ceilings, Open Floorplan, See Remarks		

Inclusions: n/a

Get ready to embrace the vibrant summer vibes at Sylvan Lake in this stunning log home, just a stone’s throw from the beach! This beautifully crafted rustic retreat features 4 spacious bedrooms and 2 full bathrooms, all nestled within an inviting open-concept layout that boasts a charming loft and a fully finished walkout basement. Step inside to discover exposed beams, vaulted ceilings, and a captivating wooden feature wall that exudes warmth and character. Cozy up by the wood-burning stove or take in the natural light streaming through large windows in the expansive living room. The main floor is perfect for entertaining, with two inviting bedrooms, a stylish full bathroom, and a well-appointed kitchen ready for culinary adventures. Venture upstairs to the loft for a peaceful escape or head down to the finished basement, where two additional bedrooms, another full bathroom, and a cozy rec room complete with a gas fireplace await. Imagine soaking up sunny summer days on your west-facing deck, or strolling down to your own private backyard oasis, perfect for campfires under the stars, surrounded by lush trees for added privacy. The beach is just steps away, providing easy access for launching your boat and creating unforgettable memories on the sparkling lake. Don't miss your chance to experience lakeside living at its finest. Book your viewing today!