



**GRASSROOTS**

REALTY GROUP

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**1314 Cottonwood Close  
Sunbreaker Cove, Alberta**

**MLS # A2302247**

**\$920,000**



<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,788 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Gravel Driveway, Heated Garage, Off Street, Parki		
<b>Lot Size:</b>	0.57 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn		

<b>Heating:</b>	In Floor, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Metal	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), High Ceilings, Open Floorplan		

**Inclusions:** fire pit, dog run, storage shed

Welcome to your Sunbreaker Cove escape—where lake life, privacy, and timeless charm come together on one incredible, tree-lined lot just steps from Sylvan Lake. This stunning pine log-sided home instantly wraps you in warmth with soaring ceilings, rich handcrafted woodwork, and a cozy wood-burning fireplace that sets the tone for relaxed lake living. The open-concept main floor is filled with natural light, creating the perfect space to gather, unwind, and make lasting memories. With 4 generous bedrooms and a fully finished layout, there’s room for family, guests, and everything in between. The upper loft offers a flexible bonus space—perfect for movie nights, a creative studio, or a quiet home office—while the spacious lower-level family room is ready for entertaining, games, or simply kicking back after a day at the lake. Step outside and it only gets better. A spectacular 60 ft wraparound deck lets you chase the sun or relax in the shade all day long, overlooking a private, park-like yard surrounded by mature trees. And for the hobbyist or lake-life gear? The heated double detached garage has you covered year-round. Whether you're searching for a full-time home or the ultimate weekend getaway, this property delivers that hard-to-find Sunbreaker Cove lifestyle—just a short stroll to the water, beach days, and endless summer memories. Lake life isn’t just a dream here—it’s your next address.