



GRASSROOTS
REALTY GROUP

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1130 Breakers Way
Sunbreaker Cove, Alberta

MLS # A2302737



\$1,999,999

Division:	NONE		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	2,405 sq.ft.	Age:	2024 (2 yrs old)
Beds:	4	Baths:	2
Garage:	220 Volt Wiring, Double Garage Attached, Garage Faces Front, Gravel Driveway		
Lot Size:	0.30 Acre		
Lot Feat:	Backs on to Park/Green Space, Fruit Trees/Shrub(s), Garden, Lake, Landscaping		

Heating:	In Floor, ENERGY STAR Qualified Equipment, Heat Pump, Natural Gas, Solar Space Heater, Wood Stove	Water:	City
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Metal	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Composite Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Beamed Ceilings, Breakfast Bar, Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows, Wet Bar, Wired for Sound

Inclusions: Refrigerator - Downstairs Bar, TV wall mount Living room, Bunk beds in Bunkhouse, Hot tub. Cottage: Gas stove, Dishwasher, Refrigerator, Microwave Hood Fan, All Furniture (Except Items listed in Goods Excluded)

Imagine waking to the peaceful sounds of nature, enjoying your morning coffee beneath soaring timber beams, then strolling to the beach in just two minutes. Nestled in the coveted lake community of Sunbreaker Cove on Sylvan Lake, this extraordinary custom-built timber frame home offers a lifestyle where luxury, privacy, and recreation come together in every season. Designed as a true family retreat, this remarkable property is equally suited for unforgettable weekends at the lake or year-round living. Spend summer days boating, swimming, or exploring nearby walking trails before returning home to relax in the hot tub, gather around the expansive fire-pit complete with its own bar and covered stage, or entertain friends on the wraparound decks surrounded by mature trees and natural beauty. Inside, timeless craftsmanship meets modern elegance. Soaring pine tongue-and-groove ceilings, exposed timber frame construction, and engineered pine flooring create a warm, sophisticated atmosphere throughout. At the heart of the home, the chef-inspired kitchen features granite countertops, copper sinks, induction cooking, premium built-in appliances, beverage and wine fridges, and reverse osmosis drinking water and ice—designed to bring family and friends together with ease. The private upper-level primary retreat offers a peaceful escape, complete with a luxurious six-piece ensuite and tranquil views of the surrounding landscape. An attached 1½-storey guest cottage above the heated oversized garage provides exceptional flexibility with three additional bedrooms and one-and-a-half bathrooms—ideal for extended family, guests, or creating a truly multi-generational lake retreat. A charming bunkhouse offers even more accommodation for visitors. Beyond its stunning design, this home is built to an exceptional standard of performance. Powered by

on-site solar and engineered for outstanding energy efficiency, it features an EnerGuide rating, a high-performance 10.5" R41 SIP roof system, triple-pane tilt-and-turn windows, multi-point locking doors, advanced HRV mechanical systems, and heavily insulated R29 walls incorporating spray foam, Rockwool, and high-density cellulose for remarkable year-round comfort and efficiency. This is far more than a beautiful home—it's a rare opportunity to own a legacy property in one of Sylvan Lake's most sought-after communities, where exceptional craftsmanship, sustainable design, and the very best of lake living come together to create an extraordinary place to call your own.