



**310 Jarvis Glen Way  
Jarvis Bay, Alberta**

**MLS # A2302951**



**\$1,550,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,290 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Driveway, Heated Garage, Insulated, Multiple Driveways, Paved, Triple Garage		
<b>Lot Size:</b>	0.75 Acre		
<b>Lot Feat:</b>	Back Yard, Irregular Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Cork, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Shingle Siding, Stone, Stucco	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Bookcases, Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Soaking Tub, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	Fridge x 2, stove, hood fan, dishwasher, wie fridge, washer, dryer, window coverings		

Positioned in Jarvis Bay near the golf course, this 5-bedroom, two-storey residence offers over 3,200 sq ft above grade plus a fully developed lower level designed for refined living and elevated entertaining. Expansive windows and vaulted ceilings create a bright, open main floor with seamless flow between principal spaces. The kitchen balances form and function with rich cabinetry, granite countertops, and a full stainless appliance package, opening to both a formal dining area and a welcoming living room centered around a gas fireplace. Upstairs, four well-proportioned bedrooms include a standout primary suite with a spa-inspired ensuite and an oversized dressing room. A versatile loft with built-in workspace adds flexibility for work or study. The lower level is tailored for hosting, featuring a wet bar, generous games area, and a dedicated theatre room for an immersive at-home experience. Outdoors, professionally landscaped grounds lead to a rare, resort-style indoor pool with a retractable door system for open-air enjoyment in warmer months. The triple heated attached garage is complemented by a detached garage connected to the pool area, complete with 12 ft overhead doors, ideal for larger vehicles, boat storage, or hobby use. A distinctive property offering scale, privacy, and lifestyle versatility in one of Jarvis Bay's most desirable settings.