



**305 Jarvis Glen Court  
Jarvis Bay, Alberta**

**MLS # A2314144**



**\$1,950,000**

<b>Division:</b>	NONE		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey, Acreage with Residence		
<b>Size:</b>	4,529 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	4 full / 2 half
<b>Garage:</b>	Driveway, Heated Garage, Triple Garage Attached		
<b>Lot Size:</b>	0.74 Acre		
<b>Lot Feat:</b>	Irregular Lot, Landscaped, Underground Sprinklers, Wooded, Yard Lights		

<b>Heating:</b>	Boiler, In Floor, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Marble, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Membrane	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stucco, Wood Siding	<b>Zoning:</b>	R
<b>Foundation:</b>	None	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Closet Organizers, Walk-In Closet(s)		

**Inclusions:** All items negotiable

"Excellence redefined" This modern architectural masterpiece flawlessly blends sleek contemporary design with the relaxed energy of lake life. A seamless open concept layout is anchored by soaring ceilings and dramatic floor to ceiling glass, flooding the home with natural light. The chef inspired kitchen is beautifully appointed with custom European cabinetry, premium integrated appliances, a walk in chef's pantry, and a built in coffee machine. The dining area is highlighted by a stunning double sided fireplace and an impressive floor to ceiling window wall. Thoughtfully designed with two distinct wings, the layout offers exceptional versatility for both everyday living and entertaining. The main wing features a luxurious primary retreat with tranquil courtyard views, while the upper level offers two spacious bedrooms, each complete with its own private ensuite. The east wing of the home leads to a private upper level escape featuring a fourth bedroom, expansive bonus room, wet bar, media lounge, and games area ; the perfect space for guests or recreation. The main living room is surrounded by natural light and centred around a striking suspended wood burning fireplace, creating a warm yet sophisticated atmosphere. Step outside through expansive glass doors to a professionally landscaped private oasis featuring a sauna, outdoor dining area, and stylish lounge space. Located just a short stroll from the water's edge, this exceptional property offers the ultimate in upscale lake community living. Location provides easy access to Albertas 2 major cities or the amenities of Red Deer.