



GRASSROOTS

REALTY GROUP

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**382 Marina Bay Place
Sylvan Lake, Alberta**

MLS # A2315999



\$1,199,900

Division:	Marina Bay		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,261 sq.ft.	Age:	1997 (29 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Insulated		
Lot Size:	0.14 Acre		
Lot Feat:	Beach, Lake, Landscaped, Low Maintenance Landscape, No Neighbours Beh		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Shake	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Wood Siding	Zoning:	RMB
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridge, Stove, Microwave, Dishwasher, Washer/Dryer, Bathroom Mirrors, TV Wall Mounts, Window Coverings, Garden Shed, Central Vac & Attachments, Garage Door Opener & Control, Garage Shelving, RO System, Murphy Bed Frame

Experience true lakefront living in one of Sylvan Lake's most coveted communities. Welcome to 382 Marina Bay Place, a beautifully developed two-storey home offering 2,261 sq ft of living space and 50 feet of unobstructed waterfront. With direct lake access and exclusive community amenities, this property delivers the true lake lifestyle. From the moment you step inside, the lake becomes the backdrop to everyday life. Expansive windows fill the main floor with natural light, while open concept living spaces create a warm, inviting atmosphere. The kitchen features light wood cabinetry, newer stainless steel appliances, pantry and a large island with raised eating bar. The dining area flows seamlessly to the outside tiered deck overlooking the water. With a gas line for your BBQ or heater, this outdoor space is built for year-round enjoyment. The two storey living room with gas fireplace and floor to ceiling windows anchors the main floor. Wake up to serene lake views in the spacious primary suite, complete with a walk-in closet and a luxurious four piece ensuite featuring a jet tub, make up vanity, and separate shower. Two piece bathroom and laundry room complete the main floor. Head up to the upper level which offers two additional bedrooms, four piece bathroom and bonus room with expansive lake views. The lower level crawl space has 6' ceilings, mechanical area, cold storage/wine room and additional storage. Attached double garage is insulated and has been completed with epoxy floors. Step outside to the beautifully landscaped yard with stone patio, garden beds and of course direct access to the lake. Underground sprinklers in the front yard make watering a breeze. Whether you're launching your paddleboard, enjoying sunset views, or relaxing on the front covered porch overlooking the green space, this property captures the essence of living at the lake.

Residents of Marina Bay enjoy access to the private clubhouse, tennis courts, marina & boat launch, storage yard, walking paths and green spaces. All just minutes from Sylvan Lake's beach, restaurants, and vibrant downtown. It's time to make that dream of lake living your reality!