



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

1411 Juniper Road
Sunbreaker Cove, Alberta

MLS # A2321505



\$2,395,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,296 sq.ft.	Age:	1990 (36 yrs old)
Beds:	4	Baths:	2
Garage:	Additional Parking, Asphalt, Driveway, Front Drive, Parking Pad, Paved, RV A		
Lot Size:	0.47 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Beach, Front Yard, Gentle Sloping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, See Remarks		

Inclusions: NA

A RARE FIND!! EXTREMELY RARE OPPORTUNITY. 122 FEET OF LAKEFRONT in the sought after Summer Village of Sunbreaker Cove. This exceptional property is nestled at the very end of a quiet street, next door to a natural reserve. Perfectly positioned on the sunny side of Sylvan Lake and offering the privacy and tranquility you have been searching for. The beautifully manicured lot is enhanced with lush landscaping, mature trees, and level entry into the lake. Step inside to the spacious foyer with an inviting first impression. The open-concept main floor is designed for effortless entertaining and everyday comfort. Large picture windows invite an abundance of natural light and bring the breathtaking views indoors. The crisp white kitchen offers ample cabinetry and generous countertop space. The sliding glass doors gives you easy access to the expansive tiered deck and the beautiful backyard escape. This pristine lakefront offers endless space for family gatherings, lawn games, entertaining friends, or simply relaxing while taking in the gorgeous sunset. The lake is literally at your fingertips for a spontaneous swim, paddleboard, kayak, or boating. The large primary bedroom is conveniently located on the main level, providing a peaceful retreat after a day on the lake. An additional bedroom and a 3-piece bathroom complete this floor plan. The fully finished walkout basement expands your living space with a warm and inviting design. Durable vinyl plank flooring leads you throughout this level. A large family room offers the perfect setting for movie nights, entertaining friends, or simply unwinding. Two generous bedrooms and a 3-piece bathroom provide comfortable accommodations for family or guests. The lower level also includes a laundry area featuring a NEW washer and dryer. The walkout design leads directly to the lower covered patio allowing you to embrace the

beautiful lakeside experience. This home has been thoughtfully updated with a NEW furnace & hot water tank, ensuring comfort and efficiency for years to come. Additional upgrades include an alarm system with cameras and central vac. Whether this is your lakeside retreat or full time residence, it is a place where unforgettable memories are made. This extraordinary property provides the unique opportunity to enjoy the very best of Sylvan Lake Living!