



GRASSROOTS
REALTY GROUP

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116 Marina Bay Court
Sylvan Lake, Alberta

MLS # A2348229



\$749,900

Division:	Marina Bay		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,179 sq.ft.	Age:	1995 (31 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Lake, Landscaped, Rectangular Lot, Standard Shaped Lot, Water		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	RMB
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), French Door, Open Floorplan, Stone Counters, Storage		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, All Window Coverings, A/C Unit, 2 larger deck storage boxes

Make your dream of living at the lake become your reality. Maybe you're ready to slow things down, simplify life and spend more time doing the things you actually enjoy. Or perhaps you've always wanted a place at the lake to escape to on weekends and for holidays. Imagine starting a new chapter where morning coffee by the water, an afternoon on the lake and quiet evenings on the back deck overlooking Sylvan Lake become part of everyday life. This extensively renovated waterfront home in Marina Bay offers the opportunity to do exactly that, with this value packed, move-in ready property. When you step inside, you immediately notice the beautiful view of the lake from the main floor. Additional windows were added across the back of the home, creating a beautiful, serene view from the main living area and filling the space with natural light. The open layout keeps things comfortable and uncomplicated, with an updated Kitchen featuring newer appliances, backsplash, plenty of counter seating and thoughtful improvements. Nearly all of the windows have been replaced, while updated vinyl plank flooring, paint, doors and lighting give the home a fresh, cohesive feel throughout. Upstairs, the Primary Bedroom feels like its own retreat. A vaulted ceiling and impressive arched window frame the marina below, giving you another incredible water view to wake up to each morning. The upper level also offers flexible space for a home office, den or additional bedroom, convenient Laundry and a beautifully updated Bathroom with heated floors and walk-in shower. Both Bathrooms have been renovated, and many of the less visible but important improvements have also been taken care of, including an updated furnace, hot water on demand, air conditioning and updated plumbing. Outside, the lake really does become your backyard. The composite waterside deck

gives you a place to relax, entertain or simply sit and take in the peaceful surroundings, while steps lead directly toward the shoreline so you can head out paddleboarding, kayaking, canoeing, boating or for a day on the water without having to pack up the vehicle first. Updated decking, exterior lighting, landscaping, retaining wall and steps, a gas hookup on the deck and enclosed storage underneath have created a low maintenance, ready to enjoy backyard. Marina Bay offers a unique community setting with the golf course just across the way and downtown Sylvan Lake close by. With extensive improvements already completed, this is a property you can simply come to and enjoy. Whether you make it your year-round home or your escape to the lake, this is your opportunity to enjoy the Sylvan Lake lifestyle Marina Bay has to offer.