

\$1,175,000 - 316 Marina Bay Place, Sylvan Lake

MLS® #A2066296

\$1,175,000

3 Bedroom, 3.00 Bathroom, 2,271 sqft

Residential on 0.13 Acres

Marina Bay, Sylvan Lake, Alberta

Welcome to this WATERFRONT BEAUTY! Nestled amongst lovely landscaping in the harbor of Marina Bay. The home is majestic and meticulously designed. The curb appeal is striking with it's NEWLY PAINTED sea blue siding accented by crisp white trim. The oversized double attached garage is heated and provides plenty of indoor parking, along with the expansive driveway. Greet your guest on to the quaint veranda and in to the large entryway. Your eyes will immediately be drawn to the vaulted ceiling and wall of windows, showcasing the serene setting. Honey hardwood flooring leads you into this hub of the home. A den just off the entrance provides a comfortable place to work from home. The large living room boasts a beautiful gas fireplace, flanked by custom built-in cabinetry. The vaulted ceilings add splendor to the space. The sky lights and arched windows cast sunlight from every angle. The kitchen features crisp white cabinetry and appliances, concrete countertops, a gas range and convenient pantry. The peninsula offers additional prep space and seating. The tiled flooring throughout the main level is heated for added comfort. Dine while gazing out at the gorgeous views of every season. Or step out on to the expansive deck and enjoy this peaceful setting. The marina offers an escape from the hustle and bustle of the lake, while still providing easy access to the water. The gorgeous landscaping is easily maintained with the assistance from the underground



sprinklers. Perfect for entertaining, a pretty 2-piece bathroom completes this main floor. The focal point of the space is the curved staircase, leading you to the second level. Once upstairs you can enjoy the beauty below and beyond, a breathtaking showcase from every angle. The vaulted ceilings give this second floor an airy feel. The primary bedroom is spacious and bright. The 5-piece ensuite features a corner jet tub, double vanities and a tiled shower. Step through the garden doors and sip a glass of wine on the private deck while overlooking the marina. Or cuddle up with a book in the cozy study within this master suite. Two additional bedrooms and a 3-piece bathroom provide space for children or company. An added bonus is a shared balcony accessible from either bedroom. This level has the luxury and convenience of laundry. The basement, accessible through the garage, offers ample storage space. Additional upgrades to the home include: water softener, air exchange, and new shingles. A boat slip is available to a potential buyer. This two-story home is simply stunning. Waterfront Living and Walking Distance to all of Sylvan Lake's attractions. Schedule your tour today!

Built in 2002

Essential Information

MLS® #	A2066296
Price	\$1,175,000
Sold Price	\$1,100,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,271
Acres	0.13

Year Built	2002
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	316 Marina Bay Place
Subdivision	Marina Bay
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1E9

Amenities

Amenities	Beach Access, Boating, Clubhouse, Party Room, Racquet Courts, RV/Boat Storage
Parking Spaces	4
Parking	Double Garage Attached
Is Waterfront	Yes

Interior

Interior Features	Built-in Features, Central Vacuum, Pantry, Skylight(s), Vaulted Ceiling(s)
Appliances	Dishwasher, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	See Remarks

Exterior

Exterior Features	Boat Slip, Dock
Lot Description	Back Yard, Beach, Lake, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Level, Underground Sprinklers, See Remarks, Waterfront
Roof	Asphalt Shingle
Construction	Mixed

Foundation Poured Concrete

Additional Information

Date Listed July 18th, 2023
Date Sold April 14th, 2024
Days on Market 270
Zoning RMB
HOA Fees 2520.00
HOA Fees Freq. ANN

Listing Details

Listing Office RE/MAX real estate central alberta - Sylvan Lake

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