

\$974,900 - 198 Marina Bay Court, Sylvan Lake

MLS® #A2107628

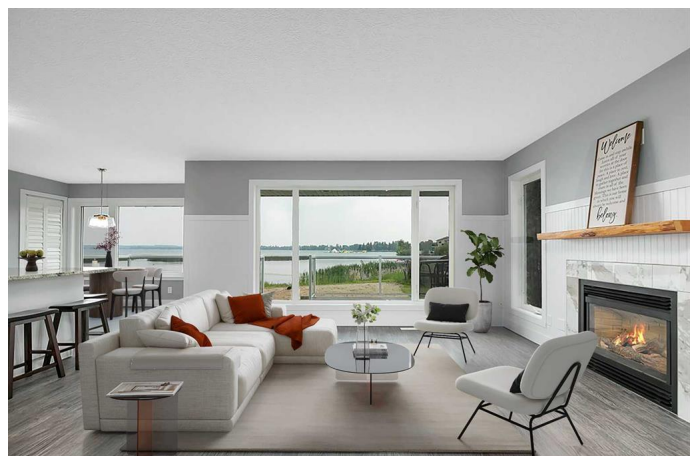
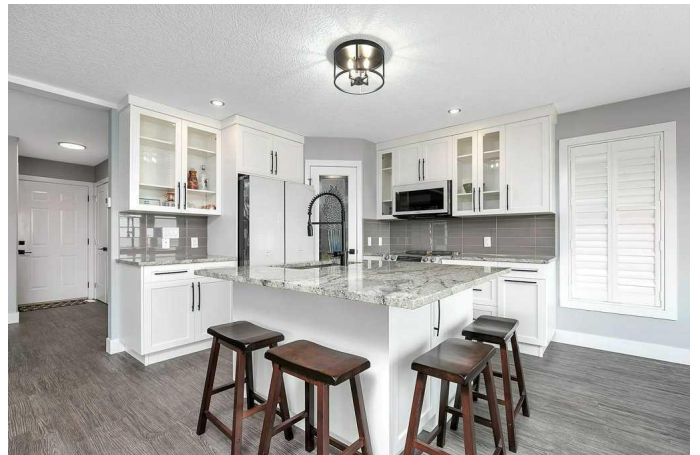
\$974,900

3 Bedroom, 3.00 Bathroom, 1,792 sqft

Residential on 0.08 Acres

Marina Bay, Sylvan Lake, Alberta

Welcome to your personal slice of PARADISE! Prepare to be enchanted by this exquisite LAKEFRONT PROPERTY, spanning almost 1800 square feet of sheer beauty. Every inch of this two-story home has been meticulously renovated to perfection, leaving you in awe of its sheer elegance and charm. Nestled on a serene close, this haven offers an abundance of parking for all the friends and family who will be clamoring to visit you in this enchanting oasis. Step inside and be greeted by a sight that will take your breath away. The open concept living room, adorned with a captivating gas fireplace, sets the stage for cozy gatherings and memorable moments. The kitchen, resplendent with sparkling granite countertops, a center island, and a coveted corner pantry, is a culinary enthusiast's dream. Prepare sumptuous meals while basking in the mesmerizing views of the lake and the charming lighthouse through the expansive windows that bathe the space in natural light. This is the epitome of idyllic lake living. Indulge in luxury as you explore the three bedrooms on the upper level, each boasting vaulted ceilings that create an ethereal ambiance. Two additional bathrooms, including a lavish ensuite with a convenient stackable laundry unit, a breathtaking shower with double benches, and exquisite tile surrounds, add a touch of opulence to your daily routine. The ensuite even features a spacious walk-in closet and patio doors that beckon you outside to revel in the captivating views while savoring



a cup of coffee. No expense has been spared in outfitting this home with the finest appointments. Brand new appliances, still adorned with their pristine plastic coverings, await your culinary creations. Recent updates, including a new HOT WATER TANK in 2018, a NEW ROOF in 2019, and upgraded windows, faucets, doors, trim, and a water softener, ensure your peace of mind and a truly turn-key experience. Immerse yourself in the modern allure of white cabinets, black hardware, stylish vinyl plank flooring, and contemporary lighting that seamlessly blend style and functionality. Stepping outside, you'll discover a captivating outdoor haven perfect for entertaining and embracing the vibrant lake lifestyle. Your own private beach, complete with soft sand and a newly built deck with a gas hookup for your BBQ, invites you to unwind and savor blissful moments by the water's edge. Need additional storage? The expansive six-foot crawl space accommodates all your cherished lake toys or presents an opportunity to create an imaginative playroom for the little ones. Parking is a breeze with the double attached garage for your vehicles, while extra parking spaces cater to your guests' needs. With its unbeatable location offering proximity to restaurants, shopping, a golf course, mini-golf, and go-karts, this property promises endless fun for the whole family. Embrace the allure of lakeside living and seize this extraordinary opportunity to own your very own piece of paradise. YOUR DREAM HOME AWAITS!!!!

Built in 1998

Essential Information

MLS® #	A2107628
Price	\$974,900
Sold Price	\$912,500

Bedrooms	3
Bathrooms	3.00
Full Baths	3
Square Footage	1,792
Acres	0.08
Year Built	1998
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Sold

Community Information

Address	198 Marina Bay Court
Subdivision	Marina Bay
City	Sylvan Lake
County	Red Deer County
Province	Alberta
Postal Code	T4S 1E9

Amenities

Amenities	Beach Access, Clubhouse
Parking Spaces	4
Parking	Double Garage Attached
Is Waterfront	Yes
Waterfront	Beach Access, Beach Front, Lake Access, Lake Front, Waterfront

Interior

Interior Features	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Sump Pump(s), Walk-In Closet(s)
Appliances	Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Crawl Space, Partial

Exterior

Exterior Features	Balcony
Lot Description	Close to Clubhouse, Cul-De-Sac, Front Yard, Lawn, Low Maintenance Landscape, Landscaped, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	February 14th, 2024
Date Sold	March 30th, 2024
Days on Market	44
Zoning	RMB
HOA Fees	2900.00
HOA Fees Freq.	ANN

Listing Details

Listing Office	KIC Realty
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