\$1,150,000 - 314 Marina Bay Place, Sylvan Lake

MLS® #A2201178

\$1,150,000

3 Bedroom, 3.00 Bathroom, 1,783 sqft Residential on 0.10 Acres

Marina Bay, Sylvan Lake, Alberta

Lake Living at its finest! Welcome to 314 Marina Bay Place a STUNNING newly renovated two storey overlooking the Marina and Lake. You will instantly appreciate the extensive work and pride of ownership which is evident all throughout the home. Oak luxury vinyl plank flooring, large windows flooding the main floor in natural light, fresh paint throughout and of course the highlight of the living room...a custom stone facing gas fireplace. The open concept design makes it easy to entertain guests whether that's sitting around the island in the timeless kitchen showcasing brand new custom cabinets, gorgeous quartz countertops, all new stainless steel appliances including a gas stove, a custom hood fan and a RO system. The dining room features bay windows and allows easy access to the large deck and beautiful backyard space. The main floor is home to an updated 2pc bathroom, new washer & dryer and storage. Upstairs you will discover three spacious bedrooms including the primary retreat with its own balcony providing an incredible view of the lake. The vaulted ceiling adds to the character throughout the home. The large walk-in closet and renovated 4pc ensuite with a large corner soaker tub, separate shower and vanity with quartz to match the kitchen. The two additional bedrooms are a fantastic size and are located across the hall from the 4pc bathroom (previously a 3pc). Fantastic storage throughout the upper levels as well as the







crawl space which is very functional and offers an abundance of space for your belongings so the 20x24 garage can be used for parking! The beautiful yard offers a large composite deck with a BBQ gas line and a wonderful fire-pit area sure to be loved by many. Extra's include a Kinetico water treatment system, boat slip which has been paid for in 2025, private boat launch, a clubhouse, tennis/pickleball court and a community you will be proud to be a part of!

Built in 1998

Essential Information

MLS® # A2201178 Price \$1,150,000

Bedrooms 3

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,783 Acres 0.10 Year Built 1998

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

Community Information

Address 314 Marina Bay Place

Subdivision Marina Bay
City Sylvan Lake

County Red Deer County

Province Alberta
Postal Code T4S 1E9

Amenities

Amenities Racquet Courts, Recreation Facilities, RV/Boat Storage

Parking Spaces 2

Parking Double Garage Attached

of Garages 2
Is Waterfront Yes

Waterfront Lake Front, See Remarks

Interior

Interior Features Built-in Features, Central Vacuum, Closet Organizers, Kitchen Island, No

Smoking Home, Open Floorplan, Quartz Counters, See Remarks,

Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Appliances Dishwasher, Electric Stove, Garage Control(s), Range Hood,

Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air

Cooling None Fireplace Yes

of Fireplaces 1

Fireplaces Gas, Stone

Has Basement Yes

Basement Crawl Space, Full

Exterior

Exterior Features Fire Pit

Lot Description Back Yard, Lake, Landscaped, Close to Clubhouse, Waterfront

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed March 10th, 2025

Days on Market 3

Zoning RMB HOA Fees 2953 HOA Fees Freq. ANN

Listing Details

Listing Office Century 21 Maximum

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