



3417 Lakeshore Drive  
Sylvan Lake, Alberta

MLS # A2257255

**\$1,750,000**



<b>Division:</b>	Cottage Area		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	2,044 sq.ft.	<b>Age:</b>	2021 (5 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	5 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Front Yard, Fruit Trees/Shrub(s), Lake, Rock Outcropping, Street Lighting		

<b>Heating:</b>	In Floor, Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Composite Siding, Concrete, Stone, Wood Frame	<b>Zoning:</b>	R5
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Ceiling Fan(s), Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar, Wired for Sound		
<b>Inclusions:</b>	TV's(8), Refrigerators(3), BBQ Built in		

Experience the ultimate in lakeside luxury living with this architecturally designed modern masterpiece located on the prestige Lakeshore Drive in Sylvan Lake. This custom-built 4 bedroom 5 bathroom home offers the perfect blend of contemporary design, high end finishes, and unbeatable access to one of Alberta's most sought-after lakefront communities. Key features include: 4 spacious bedrooms 3 of which have ensuites, 5 bathrooms, Wine storage under stairway, Oversized garage with refrigerator, Chefs kitchen featuring top of the line stainless steel appliances, Granite countertops, Custom cabinetry, Island, In floor heating, Bathroom on top balcony, Fully finished basement, High efficiency HVAC and smart home integration. Direct access to Lakeshore Drive's walking paths, beachfront and vibrant downtown shops & dining.