

# \$2,275,000 - 2 Twin Rose Court, Jarvis Bay

MLS® #A2185396

**\$2,275,000**

4 Bedroom, 4.00 Bathroom, 3,447 sqft

Residential on 0.43 Acres

NONE, Jarvis Bay, Alberta

This beautiful LAKEFRONT HOME will leave you breathless! A STUNNING TWO STORY with meticulous details and modern design. Plenty of space for the entire family with 4 bedrooms and 3.5 bathrooms. Just seconds from the town of Sylvan Lake on the sunny-side shores of the sought after summer village of Jarvis Bay. Twin Rose Estates is a new development offering a tranquil setting of sandy shoreline and relaxing sunsets. This beautiful custom build rests beside a natural reserve for added peace and privacy. The crisp white hardy board brings the curb appeal to new heights, along with the extensive landscaping. The double attached garage is fully finished, heated and offers plenty of indoor parking. The grand entrance gives your guests their first glimpse of the gorgeous views. Luxury vinyl plank flooring leads you throughout the entire home. A wall of windows offers an airy feel and loads of natural light. This open floor plan lends itself to entertaining with elegance and functionality. The living room showcases a gorgeous gas fireplace flanked by beautiful built-in shelving. The modern kitchen features two tone custom cabinetry draped in exquisite quartz countertops. The stainless steel appliances include a gas stove and beverage fridge. Dining will be a delight surrounded with the serene setting. Step thru the garden door to gain access to the expansive lower deck, bordered with seamless glass railings. This area is perfect for gathering, partially covered



seating with cozy overhead heaters, along with an inviting sunken hot tub! The wide staircase welcomes you down to the large backyard and sandy lakefront. Your grass will stay green and healthy with the help of the underground sprinkler system, fed endlessly by your personal well. A short stroll leads you to the shared dock and your BOAT SLIP! This main floor also features the spacious primary suite, your personal retreat, with private entry from the deck. The spa-like ensuite boasts a gorgeous glass shower, double vanities, generous walk-in closet and easy access to the large laundry room. The staircase to the second level makes a statement and is highlighted with a fantastic light fixture. This spacious second floor features a cozy family room with access to the upper front patio, a perfect location for your morning coffee with amazing views. A second primary bedroom boasts a 4-piece ensuite, walk-in closet and access to the upper deck. Two generous bedrooms come complete with a Jack-n-Jill bathroom and walk-in closets. The west bedroom also has access to the back patio. Additional upgrades include Reverse Osmosis System, an on-demand boiler, security system, and custom electric window treatments. This Spring will welcome 70 NEW TREES to Twin Rose Estates, bordering the development beautifully providing additional privacy. (see supplements) Lawn care and snow removal are available to this exclusive neighborhood. Lakefront Living is a life style like no other. Treat yourself and tour this pristine property today!

Built in 2023

**Essential Information**

MLS® #	A2185396
Price	\$2,275,000
Bedrooms	4

Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	3,447
Acres	0.43
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	2 Twin Rose Court
Subdivision	NONE
City	Jarvis Bay
County	Red Deer County
Province	Alberta
Postal Code	T4S 1R8

### Amenities

Parking Spaces	8
Parking	Double Garage Attached
# of Garages	2
Is Waterfront	Yes
Waterfront	See Remarks, Lake Front, Beach Access, Beach Front, Lake, Lake Privileges, Waterfront

### Interior

Interior Features	Kitchen Island, Open Floorplan, Pantry, Quartz Counters, See Remarks, Vaulted Ceiling(s), Bookcases, Built-in Features, Closet Organizers, Master Downstairs, Storage
Appliances	Dishwasher, Microwave, Refrigerator, Bar Fridge, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes

Basement	Crawl Space, See Remarks
----------	--------------------------

## Exterior

Exterior Features	Private Yard, Balcony, Boat Slip, Dock, BBQ gas line, Private Entrance
Lot Description	Back Yard, Backs on to Park/Green Space, Corner Lot, Landscaped, Level, No Neighbours Behind, Beach, Lake, Lawn, Many Trees, Private, See Remarks, Secluded, Underground Sprinklers, Waterfront
Roof	Asphalt Shingle
Construction	Composite Siding, Mixed, See Remarks
Foundation	Poured Concrete

## Additional Information

Date Listed	January 10th, 2025
Days on Market	205
Zoning	RTR

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.