

# \$1,850,000 - 10 Twin Rose Court, Jarvis Bay

MLS® #A2210515

**\$1,850,000**

3 Bedroom, 4.00 Bathroom, 1,735 sqft

Residential on 0.28 Acres

NONE, Jarvis Bay, Alberta

Welcome to this beautiful, brand new 1,767 ft<sup>2</sup> (3,079 ft<sup>2</sup> fully developed) bi-level custom home nestled on a .25 Acre fully landscaped lot in the new exclusive Twin Rose neighborhood, in Jarvis Bay, on the sunny side of the shores of Sylvan Lake. Now is your opportunity to live on the lake!

This charming community offers a natural setting with manicured walkways leading down to a beautiful private dock featuring your own boat slip. Imagine just a short walk to your boat for fishing and water sports.

This home features a functional and fantastic floor plan with an abundance of upgrades throughout. The handsome hardy board exterior is adorned with timber frame beams and stone accents, providing that perfect lake feel. The unique triple car garage offers plenty of space for your cars and toys, featuring a 12 ft. ceiling allowing for a car lift or additional storage.

Greet guests at your door beneath the covered veranda leading them to the spacious entry. The stylish, curved stairway precedes the airy, open upper floor plan. You will be captivated by the main living area, with a vaulted ceiling and stunning view through the wall of sliding glass doors. The kitchen features modern cabinetry with many enhancements, an expansive island complete with quartz countertops, and top-of-the-line appliances.



Enter through your garage and enjoy easy access through the butler's pantry/laundry room/coffee center. The great room provides a cozy space for relaxing or entertaining in front of the beautiful gas fireplace, while taking in the views of Sylvan Lake. The dining room anchors the space with ample seating for get-togethers with family and friends. Dine inside or step out onto the expansive 450 ft<sup>2</sup> deck with glass railings and soak up the warmth of the west-facing sunshine. Sip a glass of wine while appreciating the lovely Sylvan sunsets. At the end of the day, escape to the spacious main floor master suite. Boasting a walk-through closet and a luxurious 5-piece ensuite with his and hers vanities and sinks next to the gorgeous glass-enclosed shower.

The curved staircase leads you down to the lower level. The large family room offers a fabulous space for hanging out with friends or cuddling up for movie nights. Entertain with ease at your wet bar, which compliments an eye-catching sit-up island and wine cellar. Enjoy the additional laundry appliances on this level for the convenience of your company or family members. In addition, there are two bedrooms both featuring their own 4-piece ensuite!

The fully landscaped lot features an underground sprinkler system, allowing you to enjoy your lake property with less upkeep. Additional features included within Twin Rose are all lawn care maintenance, sprinkler system maintenance, snow removal in the winter, and dock maintenance, installation and removal. Just lock up and go!

Time is ticking! take a look while Twin Rose lots are still available. Other lots with varying price points available.

Built in 2023

**Essential Information**

MLS® #	A2210515
Price	\$1,850,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,735
Acres	0.28
Year Built	2023
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	10 Twin Rose Court
Subdivision	NONE
City	Jarvis Bay
County	Red Deer County
Province	Alberta
Postal Code	T4S 1R8

**Amenities**

Amenities	Beach Access, Other, Snow Removal, Boating
Parking Spaces	6
Parking	Concrete Driveway, Garage Door Opener, Triple Garage Attached, Additional Parking
# of Garages	3
Is Waterfront	Yes

**Interior**

Interior Features	Built-in Features, Granite Counters, No Smoking Home, See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s)
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Boat Slip, Dock, Private Entrance, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Beach, Cul-De-Sac, Lake, Landscaped, Lawn, Level, Low Maintenance Landscape, No Neighbours Behind, See Remarks, Views, Waterfront, Environmental Reserve
Roof	Asphalt Shingle
Construction	Composite Siding, See Remarks, Stone
Foundation	Poured Concrete, Piling(s), See Remarks

## Additional Information

Date Listed	April 10th, 2025
Days on Market	119
Zoning	RTR
HOA Fees Freq.	MON

## 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.