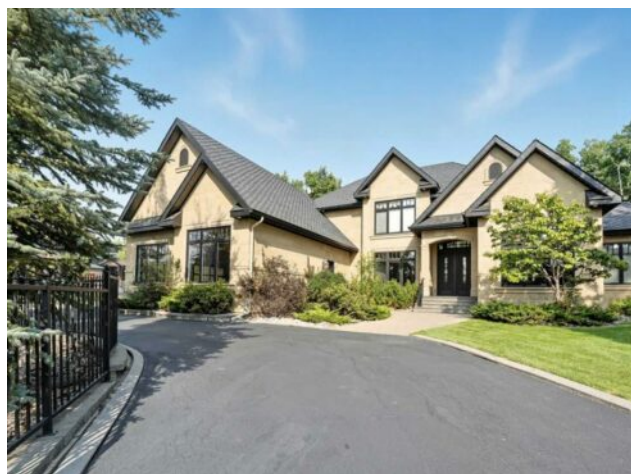


299 Jarvis Glen Court
Jarvis Bay, Alberta

MLS # A2256296



\$1,899,000

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	4,022 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	4 full / 3 half
Garage:	220 Volt Wiring, Garage Door Opener, Heated Garage, Insulated, Quad or More		
Lot Size:	0.74 Acre		
Lot Feat:	Landscaped		

Heating: In Floor, Forced Air, Natural Gas

Floors: Carpet, Hardwood, Tile

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Wood Frame

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R

Utilities: -

Features: Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Granite Counters, Kitchen Island, Open Floorplan, Pantry, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Fridge, stove, dishwasher x 2, microwave, window coverings, alarm system (no contract), washer, dryer, 5 garage door openers, 3 controls, central vac & attachments, coffee maker, tv wall mounts, projector, screen, amp, dvd player, theatre room furniture, 6 beverage fridges, tire rack, sonos, bbq, pool table & accessories, tv's in bar/ games area.

Executive two-storey home, complete with an attached 4-car garage and a 4-car heated shop, is perfectly situated in the sought-after community of Jarvis Bay Country Estates. Designed with exceptional craftsmanship & driveway, striking stone accents & impeccable landscaping create unmatched curb appeal. The grand front entry has soaring 18' ceilings adorned with an impressive chandelier. The curved staircase finished w/ rich wood wainscoting & wrought iron railings offers a dramatic welcome. The formal dining room, complete with a built-in bar provides the perfect setting for dinner parties & family gatherings. The chef's kitchen is a true masterpiece—ceiling-height custom maple cabinetry, granite countertops, a massive island w/ prep sink, crown mouldings, full decorative tile backsplash & a premium appliance package including Thermador and Miele. No detail has been overlooked, from the pot filler and double ovens to the built-in cappuccino machine. The sun-filled breakfast nook and adjoining sitting area w/ gas fireplace flow seamlessly into the sunroom and backyard oasis. The great room is designed to impress with its dramatic 18' ceilings, crown mouldings, a full wall of windows framing the private backyard & a stunning wood-burning fireplace accented with stacked stone and maple detailing. A private office with custom built-ins provides the perfect work-from-home space. The primary suite is a luxurious sanctuary featuring coffered ceilings, a private den w/ fireplace & wet bar, and a spa-inspired ensuite with heated floors, dual vanities, Makeup Station, custom glass shower w/ dual heads & body jets & a dream walk-in closet w/ glass shoe displays, maple millwork & a large centre island. The upper level showcases a lofted view to the great room, 2 spacious bedrooms, 2 bathrooms (including one

ensuite) & double doors leading to a fully soundproofed,two-tiered home theatre with custom millwork,wet bar,and pillars creating an unparalleled cinematic experience.The fully developed lower level continues to impress with a 4th bedroom & ensuite,expansive rec area,wet bar,poker and billiards spaces,a one-of-a-kind stone-clad wine room, bonus rm/gym (currently being used as a nursery),& even a men's bathroom with urinal—every detail thoughtfully designed and all warmed by underfloor heat.Outdoor living is elevated with a massive 2-tiered composite deck,partially covered for year-round enjoyment overlooking the meticulously landscaped ¾-acre lot.Entertain fireside at the built-in outdoor stone fireplace & enjoy the convenience of a private outdoor 2pc bathroom.Mature trees,raised stone flower beds,aggregate walkways,underground sprinklers & full vinyl fencing ensure both beauty and privacy.Car enthusiasts & hobbyists will appreciate the heated 25x26 4-car shop w/vaulted ceilings,220V wiring,underfloor heat & integrated sound.The attached 23x24 garage offers epoxy floors & dual bays.No expense was spared in this one-of-a kind estate.