

# \$920,000 - 1314 Cottonwood Close, Sunbreaker Cove

MLS® #A2233329

**\$920,000**

4 Bedroom, 4.00 Bathroom, 1,788 sqft

Residential on 0.57 Acres

NONE, Sunbreaker Cove, Alberta

Escape to your perfect lake retreat at Sunbreaker Cove! This beautifully crafted pine log-sided home is nestled on a massive, tree-filled lot just a short stroll to the sparkling waters of Sylvan Lake. Step inside to a bright, open floor plan featuring soaring ceilings, handcrafted pine woodwork, and a cozy wood-burning fireplace that anchors the inviting living room. With 4 spacious bedrooms and a fully finished layout, there's room for everyone. The upper loft offers the ideal nook for TV time, crafting, or a peaceful office/den setup. Downstairs, a large family room provides even more space to relax or entertain. Enjoy the summer breeze outdoors in your private, park-like yard or work on projects year-round in the heated double detached garage. Beautiful 60ft wrap around deck to enjoy the sun or the shade all day long. Bursting with natural light and cottage charm, this home is your year-round getaway or summer sanctuary. Lake life is calling—don't miss your chance to make memories here!

Built in 2004

## Essential Information

|           |           |
|-----------|-----------|
| MLS® #    | A2233329  |
| Price     | \$920,000 |
| Bedrooms  | 4         |
| Bathrooms | 4.00      |



|                |             |
|----------------|-------------|
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,788       |
| Acres          | 0.57        |
| Year Built     | 2004        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 1314 Cottonwood Close |
| Subdivision | NONE                  |
| City        | Sunbreaker Cove       |
| County      | Lacombe County        |
| Province    | Alberta               |
| Postal Code | T0C0J0                |

### Amenities

|                |                                                                                                    |
|----------------|----------------------------------------------------------------------------------------------------|
| Parking Spaces | 6                                                                                                  |
| Parking        | Double Garage Detached, Gravel Driveway, Heated Garage, Off Street, Parking Pad, RV Access/Parking |
| # of Garages   | 2                                                                                                  |

### Interior

|                   |                                                              |
|-------------------|--------------------------------------------------------------|
| Interior Features | Breakfast Bar, Ceiling Fan(s), High Ceilings, Open Floorplan |
| Appliances        | Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer  |
| Heating           | In Floor, Forced Air                                         |
| Cooling           | None                                                         |
| Fireplace         | Yes                                                          |
| # of Fireplaces   | 1                                                            |
| Fireplaces        | Wood Burning                                                 |
| Has Basement      | Yes                                                          |
| Basement          | Finished, Full                                               |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                         |
| Lot Description   | Back Yard, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn |
| Roof              | Metal                                                         |

|              |                 |
|--------------|-----------------|
| Construction | Wood Frame      |
| Foundation   | Poured Concrete |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 20th, 2025 |
| Days on Market | 82              |
| Zoning         | R1              |

**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.