

305, 390 Marina Drive  
Chestermere, Alberta

MLS # A2177306



## \$299,900

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Westmere                           |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment                          |               |                   |
| <b>Size:</b>     | 593 sq.ft.                         | <b>Age:</b>   | 2005 (19 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Parkade, Titled, Underground       |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Baseboard   | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Ceramic Tile, Laminate  | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | -   | <b>Condo Fee:</b> | \$ 400 |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame  | <b>Zoning:</b>    | R-1    |
| <b>Foundation:</b> | -   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Elevator, High Ceilings, Laminate Counters, Open Floorplan, Vaulted Ceiling(s), Vinyl Windows |                   |        |

**Inclusions:** NA

Discover the perfect blend of comfort and convenience in this beautifully maintained top-floor condo featuring 1 bedroom and 1 bath, complete with stunning views of Chestermere Lake. Located in the desirable Bay Club, this residence offers a carefree lifestyle just a short walk from an array of amenities, parks, and the beach. Massive windows flood the space with natural light, while updated flooring enhances the inviting atmosphere. Enjoy the spacious deck, ideal for relaxation, and vaulted ceilings in the living area that add an airy feel. The open-plan design includes a raised breakfast bar separating the kitchen from the main living area, complemented by a generously sized dining room and an office nook. The primary bedroom is well-appointed, with a full bath accessible from both the bedroom and the hallway. Convenience abounds with in-suite laundry, a titled underground parking spot, and a storage locker for winter tires or sports gear. The well-managed building features a gym, lounge/library, and a secure foyer with mailboxes, making it easy to collect your mail without leaving home. With meticulously maintained grounds, you can enjoy the green space, lakefront gazebo, and easy access to Chestermere's picturesque walking paths, off-leash dog park, and new outdoor pickleball courts. Your dream apartment awaits!