



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**390 MARINA Drive #301, Chestermere T1X 1W6**

MLS® #: **A2169431**

Area: **Westmere**

Listing Date: **09/29/24**

List Price: **\$320,000**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Chestermere**  
Year Built: **2006**

Lot Information

Lot Sz Ar:  
Lot Shape:

Access:

Lot Feat:

Park Feat:

Finished Floor Area  
Abv Sqft: **591**  
Low Sqft:  
Ttl Sqft: **591**

**Underground**

DOM

**52**

Layout

Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Low-Rise(1-4)**

Parking

Ttl Park: **1**  
Garage Sz:

Utilities and Features

Roof:  
Heating: **Baseboard**  
Sewer:  
Ext Feat: **Balcony**

Construction: **Wood Frame**  
Flooring: **Tile, Vinyl Plank**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings**  
Int Feat: **Breakfast Bar, Built-in Features, Ceiling Fan(s), Vaulted Ceiling(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>9`7" x 9`3"</b>	<b>Living Room</b>	<b>Main</b>	<b>12`11" x 11`8"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`4" x 10`10"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>8`7" x 4`10"</b>
<b>Laundry</b>	<b>Main</b>	<b>3`8" x 3`0"</b>			

Legal/Tax/Financial

Condo Fee:  
**\$431**

Title: **Fee Simple**  
Fee Freq:

Zoning: **R-1**

Monthly

Legal Desc:

0513388

Remarks

Pub Rmks: Experience the pinnacle of lakeside living with this newly updated, top-floor one-bedroom, one-bathroom condo in the prestigious Bay Club Chestermere. Boasting soaring 13-foot ceilings and expansive windows in the living room, the space is flooded with natural light, creating an airy and inviting ambiance. The unit features a thoughtful distribution of space throughout, including a large deck equipped with a gas BBQ hookup—perfect for entertaining. The condo has been meticulously upgraded with modern touches. The living room and bedroom features plank flooring. The kitchen shines with new stainless steel appliances—including a stove, dishwasher, and fridge—quartz countertops, a stylish backsplash, and an apron-front single sink complemented by new faucets and plumbing. The bathroom has been completely renovated with a new bath and surround, updated faucets, and plumbing fixtures. Contemporary enhancements continue throughout with fresh paint, textured ceilings, new light fixtures and fans, as well as black hardware and door knobs. Additional updates include new screens for the patio door and bedroom window, black curtain rods in the living room and bedroom, and a new lock for the front door. Enjoy the convenience of in-unit laundry with a washer and dryer included. The condo comes with titled underground parking and a generously sized titled storage unit. Benefit from low condo fees while enjoying the complex's amenities, such as a library/recreational room and a mini gym. This clean, quiet, and well-ventilated complex also offers private access to Chestermere Lake exclusively for Bay Club residents—a true haven for water enthusiasts. Located within walking distance to numerous amenities and activities, convenience is at your doorstep. Don't miss this rare opportunity to own an exceptional lakeside property. It truly is exceptional. Book your private viewing today!

Inclusions: Wall Mount  
Property Listed By: 2% Realty

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

















