

**380 MARINA Drive #101, Chestermere T1X0B8**

MLS® #: **A2172411** Area: **Westmere** Listing Date: **10/11/24** List Price: **\$272,000**  
 Status: **Active** County: **Chestermere** Change: **-\$28k, 04-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Apartment**  
 City/Town: **Chestermere**  
 Year Built: **2005**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **595**  
 Low Sqft:  
 Ttl Sqft: **595**

DOM

**40**  
Layout  
 Beds: **1 (1 )**  
 Baths: **1.0 (1 0)**  
 Style: **Low-Rise(1-4)**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat:  
 Park Feat: **Additional Parking,Assigned,Parkade,Stall,Titled,Underground**

Utilities and Features

Roof: **Asphalt Shingle** Construction:  
 Heating: **Baseboard** **Vinyl Siding,Wood Frame**  
 Sewer:  
 Ext Feat: **Courtyard,Covered Courtyard** Flooring: **Carpet,Laminate,Linoleum**  
 Water Source:  
 Fnd/Bsmt:  
 Kitchen Appl: **Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer Stacked**  
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Closet Organizers,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,Recreation Facilities,Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	6`2" x 4`9"	Kitchen	Main	9`1" x 9`7"
Dining Room	Main	11`10" x 5`9"	Living Room	Main	13`7" x 11`10"
Laundry	Main	3`1" x 3`8"	4pc Bathroom	Main	8`9" x 4`11"
Walk-In Closet	Main	7`2" x 3`1"	Bedroom - Primary	Main	11`5" x 10`11"
Balcony	Main	11`5" x 8`6"			

Legal/Tax/Financial

Condo Fee: Title: Zoning:

**\$400**

**Fee Simple**

**DC**

Fee Freq:  
**Monthly**

Legal Desc: **0612859**

Remarks

Pub Rmks: **Welcome to The Bay Club of Chestermere! A stunning West facing Ground floor unit that boasts plenty of sunshine! This 1 bedroom, 1 bathroom unit has been recently updated. Walk in and you will see an open concept with beautiful kitchen and large Quartz island allowing everything to flow beautifully. The Primary Bedroom offers a walk through closet and access to the main washroom and In suite Laundry. Updates include Newer carpet, flooring, paint, Blinds and light fixtures throughout to give this unit a modern look. Amenities of the complex include a fitness facility, and the central gazebo which gives you a great view of the lake. You are just a few steps from the lake which will lead you to kilometers of biking/walking paths, the nearby beach, Restaurants, Medical, and Transit. This location can't be beat! Pets are allowed upon board approval. Book your showing today!**

Inclusions: **NA**  
Property Listed By: **Century 21 Bravo Realty**

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









