



THE
A-TEAM

**RE/MAX
FIRST**

390 MARINA Drive #305, Chestermere T1X 1W6

MLS® #: **A2177306** Area: **Westmere** Listing Date: **11/04/24** List Price: **\$299,900**
 Status: **Active** County: **Chestermere** Change: **None** 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: **592**
 Low Sqft:
 Ttl Sqft: **592**

DOM

16
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **Apartment**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat:
 Park Feat: **Parkade,Titled,Underground**

Utilities and Features

Roof:
 Heating: **Baseboard**
 Sewer:
 Ext Feat: **Balcony**
 Construction: **Vinyl Siding,Wood Frame**
 Flooring: **Ceramic Tile,Laminate**
 Water Source:
 Fnd/Bsmt:
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer**
 Int Feat: **Elevator,High Ceilings,Laminate Counters,Open Floorplan,Vaulted Ceiling(s),Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Ensuite bath	Main		Kitchen	Main	8`4" x 13`8"
Bedroom	Main	11`5" x 10`8"	Living/Dining Room Combination	Main	20`6" x 13`8"

Legal/Tax/Financial

Condo Fee: **\$400** Title: **Fee Simple** Zoning: **R-1**
 Fee Freq: **Monthly**

Legal Desc:

0513388

Remarks

Pub Rmks:

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!

Inclusions:

NA

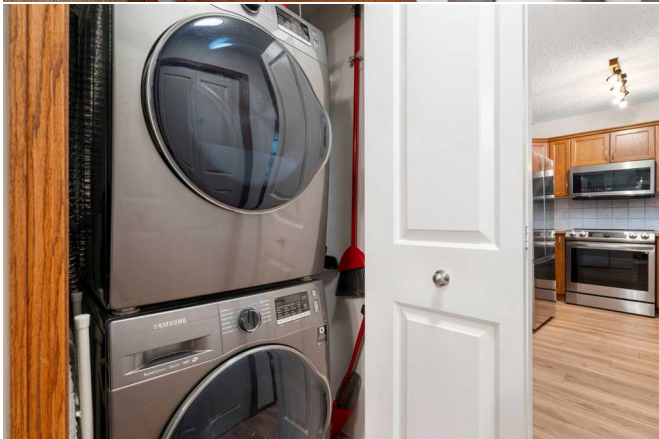
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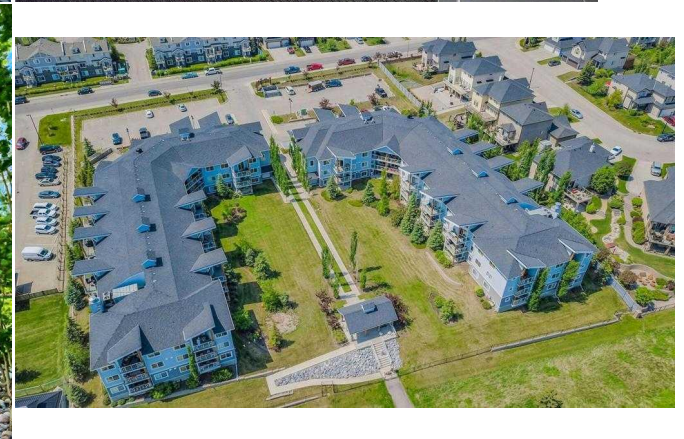
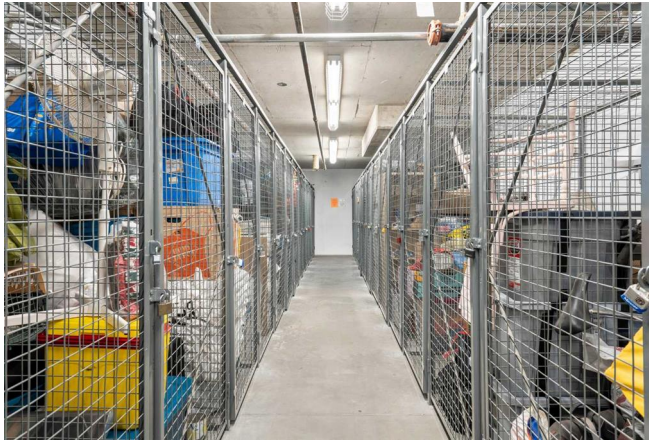
RE/MAX iRealty Innovations

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





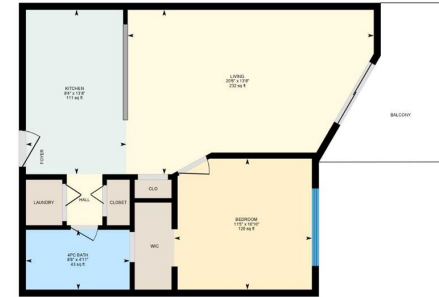






305-390 Marina Dr, Chestermere, AB

Main Floor Interior Area 502.56 sq ft



0 3 6 ft

PREPARED: 2024/11/15

White regions are excluded from total floor area in KUCDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

