



GRASSROOTS
REALTY GROUP

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**213, 380 Marina Drive
Chestermere, Alberta**

MLS # A2291178



\$354,000

Division:	Westmere		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	848 sq.ft.	Age:	2006 (20 yrs old)
Beds:	2	Baths:	2
Garage:	Additional Parking, Assigned, Heated Garage, Parkade, Stall, Titled, Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Linoleum, Vinyl	Sewer:	-
Roof:	-	Condo Fee:	\$ 557
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	-	Utilities:	-
Features:	Breakfast Bar, Laminate Counters, No Smoking Home, Walk-In Closet(s)		

Inclusions: N/A

Here is your chance to live on the lake at The Bay Club! This spacious and beautifully maintained 2 bedroom, 2 bath condo offers the perfect balance of comfort, convenience, and peaceful surroundings — all just steps from the lake. Relax and unwind on your private balcony overlooking the courtyard with views of the lake, the perfect spot for morning coffee or an evening glass of wine while enjoying the quiet setting. This unit includes one TITLED heated underground parking stall, one TITLED storage unit, plus an additional ASSIGNED outdoor parking stall, giving you plenty of space for vehicles and extra storage. The secure, well-managed, pet-friendly building offers excellent amenities including a fitness room, library/meeting room, and ample visitor parking. Step outside and enjoy direct access to the lake, miles of scenic walking and biking pathways, and the nearby dog park. Shopping, restaurants, and everyday amenities are just a short walk away, making this an incredibly convenient location. Inside, the bright open-concept layout is designed for easy everyday living. The spacious primary bedroom features a walk-through closet leading to a private 3-piece ensuite. The second bedroom offers a pleasant view and convenient access to the 4-piece main bathroom through a cheater door, making it ideal for family, guests or a home office. The open kitchen provides plenty of cabinet space and an eat-up breakfast bar, perfect for casual dining or entertaining. You’ll also appreciate the convenience of in-suite laundry. Whether you're a first-time buyer, downsizer, or investor, this condo offers an incredible opportunity to enjoy affordable lake living in a fantastic location.