



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

MLS # A2291178



\$369,000

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|------------------|--|---------------|-------------------|
| 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

Enjoy the best of lakeside living at The Bay Club! This spacious and beautifully maintained 2 bedroom, 2 bathroom 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.