

301, 390 Marina Drive  
Chestermere, Alberta

MLS # A2221088



## \$287,500

|                  |                                    |               |                   |
|------------------|------------------------------------|---------------|-------------------|
| <b>Division:</b> | Westmere                           |               |                   |
| <b>Type:</b>     | Residential/Low Rise (2-4 stories) |               |                   |
| <b>Style:</b>    | Apartment-Single Level Unit        |               |                   |
| <b>Size:</b>     | 591 sq.ft.                         | <b>Age:</b>   | 2006 (19 yrs old) |
| <b>Beds:</b>     | 1                                  | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Parkade, Stall, Underground        |               |                   |
| <b>Lot Size:</b> | -                                  |               |                   |
| <b>Lot Feat:</b> | -                                  |               |                   |

|                    |   |                   |        |
|--------------------|---|-------------------|--------|
| <b>Heating:</b>    | Baseboard, Natural Gas  | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Laminate, Tile, Vinyl Plank   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | \$ 417 |
| <b>Basement:</b>   | -   | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Wood Frame  | <b>Zoning:</b>    | R-1    |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Breakfast Bar, Ceiling Fan(s), High Ceilings, Vaulted Ceiling(s), Vinyl Windows |                   |        |

**Inclusions:** TV mount, mirror in living room and bedroom

Discover the ultimate lakeside lifestyle in this beautifully renovated, top-floor one-bedroom, one-bathroom condo at the exclusive Bay Club Chestermere. With soaring 13-foot ceilings and large living room windows, this home is bathed in natural light, creating a bright and welcoming atmosphere. Enjoy a spacious layout, including a large deck with a gas BBQ hookup. The condo has been thoughtfully upgraded with modern finishes, featuring plank flooring in the living room and bedroom, fresh paint, textured ceilings, new light fixtures, fans, black hardware, and doorknobs. The kitchen dazzles with new stainless-steel appliances (stove, dishwasher, fridge), quartz countertops, a stylish backsplash, an apron-front single sink, and updated faucets and plumbing. The fully renovated bathroom includes a new bathtub and surround, modern faucets, and updated plumbing fixtures. Additional upgrades include new window screens, black curtain rods, and a new front door lock. Convenience is key with in-unit laundry (washer and dryer included), titled underground parking, and a spacious titled storage unit. Low condo fees grant access to amenities like a library/recreational room, mini gym, and exclusive private access to Chestermere Lake for Bay Club residents—perfect for water lovers. Located steps from shops, dining, and activities, this clean, quiet, and well-ventilated complex offers unmatched convenience. Don't miss this rare chance to own a stunning lakeside retreat. Schedule your private viewing today! It's a move you'll be glad you made.