

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

**MLS # A2171387**



**\$359,000**

<b>Division:</b>	Westmere		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Low-Rise (1-4)		
<b>Size:</b>	848 sq.ft.	<b>Age:</b>	2006 (19 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Assigned, Heated Garage, Parkade, Stall, Titled, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Baseboard	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 528
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Laminate Counters, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to affordable lakeside living!! This spacious & beautifully maintained 2 bedroom, 2 bath condo in The Bay Club offers the perfect blend of comfort & convenience, all set against a serene lakeside backdrop. Located alongside the lake, this condo provides lake views & peaceful tranquility. Enjoy your morning coffee or evening wine on the balcony, which overlooks the courtyard & offers lake views as well as some privacy. The condo comes with one TITLED secure heated underground parking space, one TITLED storage space and an additional ASSIGNED parking stall, ensuring ample space for your vehicles & belongings. The secure, well-managed, pet-friendly building includes a fitness room, library/meeting room & plenty of visitor parking. From the courtyard you have direct access to miles of scenic pathways, the nearby dog park, and, of course, the lake. You are steps away from the major shopping area & restaurants. Inside, the open concept layout is designed for both functionality & style. The large primary bedroom has a walk-through closet leading to a private 3 pce ensuite. The 2nd bedroom offers a charming view & convenient access to the shared 4 pce bath through a cheater door. An open concept kitchen is equipped with ample cabinet space, and an eat-up bar - ideal for casual meals & entertaining. Plus, enjoy the convenience of in-suite laundry. Live the lake life at the Bay Club - where every day feels like a getaway!