

# \$989,900 - 372 Marina Bay Place, Sylvan Lake

MLS® #A2200805

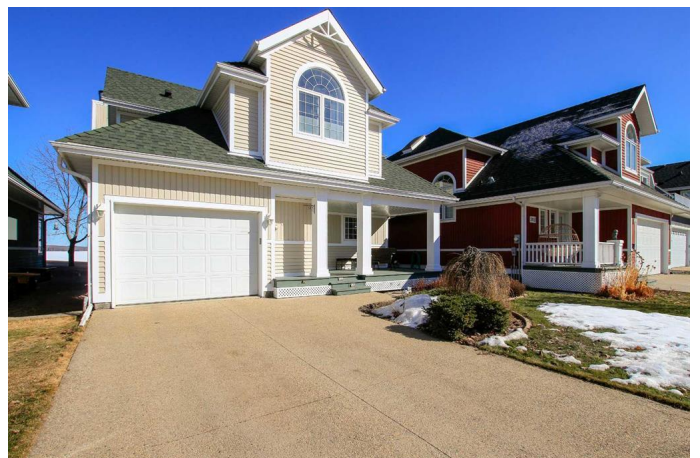
**\$989,900**

3 Bedroom, 2.00 Bathroom, 1,585 sqft

Residential on 0.11 Acres

Marina Bay, Sylvan Lake, Alberta

3 BEDROOM, 2 BATH 2-STOREY IN MARINA BAY ~ LAKE FRONT WITH SANDY BEACH & UNOBSTRUCTED WATER VIEWS ~ CLOSE TO DOWNTOWN & JUST OFF LAKESHORE DRIVE ~ Large landscaped front yard offers eye catching curb appeal ~ South facing covered front veranda leads to a tile foyer ~ Open concept main floor layout is complemented by soaring vaulted ceilings and large floor to ceiling windows with lake views ~ The kitchen offers a functional layout with plenty of warm stained maple cabinets, ample counter space including a large island with an eating bar, full tile backsplash, window above the sink overlooking the front veranda, and a gas range ~ Easily accommodate a large gatherings in the spacious dining room that offers garden door access to the massive deck with lake views and a BBQ gas line ~ The living room is flooded with natural light from floor to ceiling windows overlooking the lake, has built in benches with storage below and is centred by a cozy wood burning fireplace that features a raised hearth and floor to ceiling stone ~ 3 piece main floor bathroom and convenient garage access just off the kitchen and foyer ~ Open staircase overlooks the main floor and leads to the upper level landing that makes a great home office or play room ~ French doors lead to the primary bedroom with vaulted ceilings, more large windows and plenty of space for a king bed plus multiple pieces of furniture ~ Cheater door from the primary bedroom leads to an oversized 4 piece



bathroom with a walk in shower, separate tub, built in shelving and a spacious laundry closet ~ 2 additional bedrooms are located on the upper level and have ample closet space ~ Basement crawl space offer tons of storage ~ Other great features include; Central air conditioning, central vacuum ~ The backyard is landscaped, has a sandy beach with level beach access, and unobstructed views of Sylvan Lake ~ Located in prestigious Marina Bay that offers residents free access to a clubhouse with a large deck overlooking the marina, plus tennis and pickle ball courts, private boat launch, boat slips and a storage yard ~ HOA fees are \$270/month and include weed treatment and fertilization of lawns, clubhouse maintenance, dock maintenance, professional management and reserve fund contributions ~ Located just off Lakeshore Drive with easy access to all amenities and year round activities ~ Move in ready!

Built in 1996

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2200805    |
| Price          | \$989,900   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,585       |
| Acres          | 0.11        |
| Year Built     | 1996        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 372 Marina Bay Place |
| Subdivision | Marina Bay           |

|             |                 |
|-------------|-----------------|
| City        | Sylvan Lake     |
| County      | Red Deer County |
| Province    | Alberta         |
| Postal Code | T4S 1E9         |

### **Amenities**

|                |   |
|----------------|---|
| Amenities      | Beach Access, Clubhouse   |
| Utilities      | Electricity Connected, Natural Gas Connected  |
| Parking Spaces | 3   |
| Parking        | Garage Door Opener, Insulated, Off Street, Single Garage Attached, Additional Parking, Aggregate, Garage Faces Front, See Remarks |
| # of Garages   | 1   |
| Is Waterfront  | Yes   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Vaulted Ceiling(s), Vinyl Windows |
| Appliances        | Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, See Remarks  |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Living Room, Mantle, Raised Hearth, Stone, See Remarks  |
| Has Basement      | Yes  |
| Basement          | None, Crawl Space  |

### **Exterior**

|                   |  |
|-------------------|--|
| Exterior Features | BBQ gas line, Private Entrance, Private Yard   |
| Lot Description   | Back Yard, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, Views, Waterfront, Beach, Lake, No Neighbours Behind |
| Roof              | Asphalt Shingle  |
| Construction      | Vinyl Siding   |
| Foundation        | Poured Concrete  |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | March 10th, 2025 |
| Days on Market | 39               |
| Zoning         | RMB              |

HOA Fees 270  
HOA Fees Freq. MON

Listing Details

Listing Office Lime Green Realty Inc.

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