# \$849,900 - 308 Marina Bay Place, Sylvan Lake

MLS® #A2208726

## \$849,900

3 Bedroom, 3.00 Bathroom, 1,622 sqft Residential on 0.11 Acres

Marina Bay, Sylvan Lake, Alberta

Situated in the heart of beautiful Marina Bay, this stunning lakefront home offers a lifestyle you will soon realize is loaded with goodness. Imagine waking up each morning to the gentle sound of the water, the sun casting a golden hue over the serene lake. This is not just a house, this is your place to call "HOME". As you step inside, you are greeted by an open concept living space that immediately offers views to the water from the floor to ceiling windows that face the lake. The home features a gourmet kitchen with sit up eating island and plenty of working space and cabinets. Sun filled dining area offering front row seats to the endless outdoor canvas of the changing seasons. Elegant living room complete with cozy fireplace completes this open concept living space, so great for entertaining family and friends. There is also a 2pc bath and laundry on this level. The upper floor boasts 3 bedrooms and a 4pc bath. The large primary bedroom has a 3pc ensuite and walk in closet. Outside you will love the deck overlooking the lake, double attached garage, and nicely landscaped yard. Avid boater? Fishing enthusiast? Winter outdoor activity lover? Everything is right out your back door. As a resident, you have access to the clubhouse with a hub of activities to enjoy and get to know your neighbors. All the comforts of home, all the vibrance of lake front living. Such a great location, easy walking access to 18 hole golf course, downtown, lots of shopping and dining. Clubhouse for residents to use,







host a family gathering overlooking sailboats and sunsets.

#### Built in 1998

### **Essential Information**

MLS® # A2208726 Price \$849,900

Bedrooms 3
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,622 Acres 0.11 Year Built 1998

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 308 Marina Bay Place

Subdivision Marina Bay
City Sylvan Lake

County Red Deer County

Province Alberta
Postal Code T4S 1E9

#### **Amenities**

Amenities Boating, Clubhouse, Racquet Courts, Storage

Parking Spaces 4

Parking Double Garage Attached

# of Garages 2
Is Waterfront Yes

#### Interior

Interior Features Ceiling Fan(s), Kitchen Island, Walk-In Closet(s)

Appliances Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window

Coverings

Heating Forced Air

Cooling None Fireplace Yes

# of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Crawl Space, Full

#### **Exterior**

Exterior Features Fire Pit

Lot Description Back Yard, Close to Clubhouse, Front Yard, Lake, Views, Waterfront

Roof Asphalt Shingle

Construction Wood Frame

Foundation Poured Concrete

#### **Additional Information**

Date Listed April 4th, 2025

Days on Market 214

Zoning RMB

HOA Fees 2953

HOA Fees Freq. ANN

# **Listing Details**

Listing Office RE/MAX real estate central alberta

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