

# **\$895,000 - 372 Marina Bay Place, Sylvan Lake**

MLS® #A2230514

**\$895,000**

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® #	A2230514
Price	\$895,000
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	Clubhouse, Beach Access
Utilities	Electricity Connected, Natural Gas Connected
Parking Spaces	3
Parking	Garage Door Opener, Garage Faces Front, Insulated, Off Street, Additional Parking, Aggregate, See Remarks, Single Garage Attached
# of Garages	1
Is Waterfront	Yes

### **Interior**

Interior Features	Breakfast Bar, Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Recessed Lighting, Storage, Vinyl Windows, Chandelier, Vaulted Ceiling(s)
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, Stone, Mantle, See Remarks, Raised Hearth
Has Basement	Yes
Basement	None, Crawl Space

### **Exterior**

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

### **Additional Information**

Date Listed	June 13th, 2025
Days on Market	30
Zoning	RMB

HOA Fees 270  
HOA Fees Freq. MON

**Listing Details**

Listing Office Lime Green Realty Inc.

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