

# \$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 | 213             |
| Zoning         | RMB             |
| HOA Fees       | 2953            |
| HOA Fees Freq. | ANN             |

## Listing Details

|                |                                    |
|----------------|------------------------------------|
| Listing Office | RE/MAX real estate central alberta |
|----------------|------------------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.