

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

MLS® #A2208726

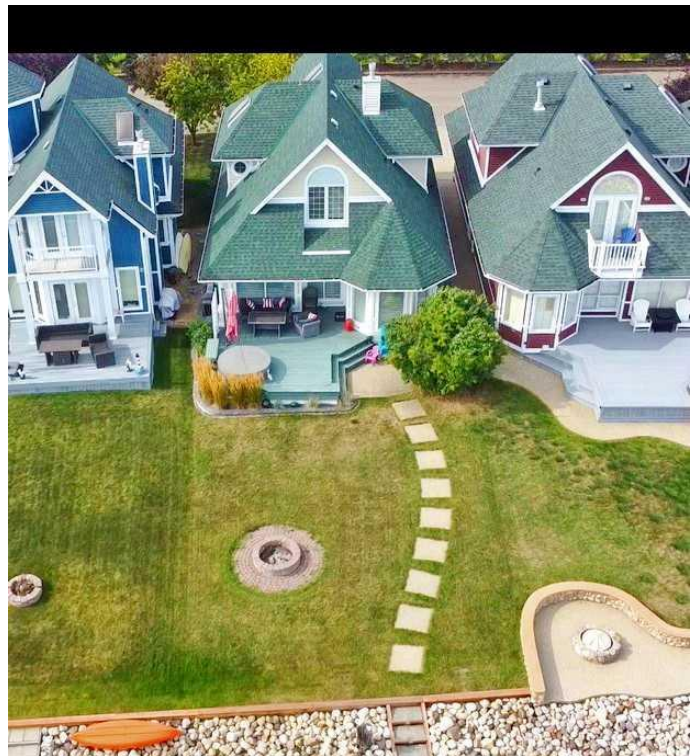
**\$849,900**

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, Front Yard, Views, Close to Clubhouse, Lake, Waterfront
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	April 4th, 2025
Days on Market	144
Zoning	RMB
HOA Fees	2953
HOA Fees Freq.	ANN

## Listing Details

Listing Office	RE/MAX real estate central alberta
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