



**GRASSROOTS**

REALTY GROUP

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9, 300 Marina Drive  
Chestermere, Alberta

MLS # A2288717



**\$369,900**

<b>Division:</b>	Westmere		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,263 sq.ft.	<b>Age:</b>	2011 (15 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Garage Door Opener, Single Garage Attached		
<b>Lot Size:</b>	0.03 Acre		
<b>Lot Feat:</b>	Front Yard, Landscaped, Low Maintenance Landscape		

<b>Heating:</b>	Central, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 262
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home		

**Inclusions:** BBQ, Tv Mount, Living room shelf, office shelf, bar stools

DOWNTOWN CHESTERMERE LIVING + PRIVATE FENCED YARD + ATTACHED GARAGE + LOW CONDO FEES &mdash; THIS IS THE ONE YOU&rsquo;VE BEEN WAITING FOR!!! Welcome home to this BRIGHT + SUNNY 2 BEDROOM, 2 BATHROOM townhome perfectly situated in the HEART of downtown Chestermere &mdash; just steps to restaurants, shops, pubs, amenities, the BEACH and of course beautiful Chestermere Lake! RARE FEATURES you will LOVE: fenced yard, SINGLE ATTACHED GARAGE, full driveway for a SECOND VEHICLE, plus additional parking directly out front &mdash; WOW!!! The entry level welcomes you with a versatile FLEX ROOM &mdash; the perfect HOME OFFICE, gym, or bonus space &mdash; complete with a convenient half bath and direct access to your attached garage. Head upstairs to a BRIGHT + OPEN main living area designed for entertaining. The modern kitchen features GRANITE COUNTERTOPS, a large island with breakfast bar seating, NEW microwave hoodfan and sliding doors leading to your private balcony &mdash; the PERFECT spot for evening BBQs (and yes, the BBQ is INCLUDED!). The dining area flows seamlessly into the sun-filled living room &mdash; ideal for hosting friends, family, or catching the big game. Upstairs you&rsquo;ll find TWO SPACIOUS BEDROOMS. The primary suite easily fits a KING-SIZE BED and includes a spacious closet with built ins. The second bedroom is generously sized and perfect for guests, kids, or additional office space. The upper level is completed with a 4-piece bathroom featuring GRANITE COUNTERS + MODERN VANITY, along with a convenient laundry room with BRAND NEW washer and dryer. Fresh paint, low condo fees, unbeatable walkability, private fenced yard (some are shared), garage + driveway parking &mdash; this home checks

ALL the boxes. If you've been waiting for the perfect place to call home at a price that DOESN'T break the bank &mdash;  
THIS. IS. IT.