



GRASSROOTS
REALTY GROUP

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161, 300 Marina Drive
Chestermere, Alberta

MLS # A2310142



\$249,900

Division:	Westmere		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	834 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Gazebo, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 211
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	TC
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Open Floorplan, Storage, Vinyl Windows		

Inclusions:	N/A
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Welcome to the highly desired Chestermere Station! Boasting an amazing location, this top-floor, two-bedroom, one-bathroom condo offers a delightful open layout flooded with natural light. The spacious living area is perfect for unwinding or entertaining guests and flows beautifully into the well-appointed kitchen with modern amenities and generous cabinet storage. Both bedrooms are large with ample closet space, and filled with natural light throughout the day. Down the hall, a thoughtfully designed four-piece bathroom completes the space and continues to maintain the easy access for guests while still offering some privacy. In-suite laundry makes the dreaded laundry day a breeze! Oh, and did we mention the covered deck just off the living room for those beautiful summer nights? If you're searching for convenience, this is it with ample shopping options just a quick walk away. Enjoy the ease of access to local shops and amenities, making everyday errands a breeze. Don't miss the chance to make this charming top-floor retreat your own. Contact your favorite agent today!