



**72, 300 Marina Drive SE
Chestermere, Alberta**

MLS # A2311211



\$430,000

Division:	Westmere		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,338 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 314
Basement:	None	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	TC
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan		

Inclusions: N/A

Open House Saturday, May 23rd at 12Pm to 3 PM

Welcome to your dream townhome in the heart of Chestermere, where comfort, convenience, and lifestyle come together. This thoughtfully designed home that offers over 1700 square feet of living space, a seamless flow between spaces, creating a welcoming and functional environment for your family in the well-established community of Westmere. This air-conditioned, 4-bedrooms, 2.5-bath end-unit townhome offers everything first-time homebuyers, young families, or investors could hope for. The kitchen features a true chef's delight, equipped with generous maple cabinetry, sleek granite countertops, a pantry, and an oversized center island that provides ample space for cooking, dining, and family entertainment. The property backs onto a peaceful walking path that leads directly to the scenic Chestermere Lake, a highly coveted amenity in this community. Enjoy an exceptional indoor / outdoor life in a home whose every detail reflects a cozy home atmosphere. Whereas, simplicity is enhanced by a balance of function, space and light, wide open floor plan and high ceilings. This exceptional end-unit home offers a rare combination of comfort, convenience, and natural beauty. Give you and your family the space you deserve. Enjoy a short walk to the park, and take full advantage of the scenic Chestermere Lake, which offers year-round outdoor activities like kayaking, paddle boarding, and ice skating. This home is ideally located across the street from Chestermere Station, a bustling retail complex featuring a Safeway, Starbucks, Tim Horton's, and numerous other dining and shopping options, providing all the conveniences you need just steps from your door. Don't miss your chance to experience the charm of Westmere living. Schedule

your private tour today and envision your new life in this inviting property.