



**82, 300 Marina Drive
Chestermere, Alberta**

MLS # A2314298



\$409,900

Division:	Westmere		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,329 sq.ft.	Age:	2013 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 314
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TC
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to this beautifully designed 4-bedroom, 4-bathroom condo in the sought-after community of Westmere, just steps from Chestermere Lake. This spacious and functional home offers a unique layout perfect for modern living. The main floor welcomes you with access from the garage and features a generously sized bedroom with its own ensuite—ideal for guests, a home office, or a private gym. Upstairs, you’ll find a bright and open-concept living space highlighted by a modern kitchen with a large island, stainless steel appliances, and ample cabinetry. The dining area offers plenty of space for entertaining, while the living room provides access to a large deck and a private backyard—perfect for relaxing or hosting. Enjoy your morning coffee on the additional patio while soaking in the sunshine. The upper level features three well-appointed bedrooms, including a spacious primary suite with a 4-piece ensuite. Each of the two additional bedrooms also includes its own 4-piece ensuite, offering exceptional comfort and privacy. A conveniently located stacked washer and dryer complete the top floor. Situated in a vibrant and family-friendly neighbourhood, this home is within walking distance to Chestermere Lake and close to shopping, coffee shops, parks, and all essential amenities. A fantastic opportunity—schedule your private showing today!