



**115, 300 Marina Drive  
Chestermere, Alberta**

**MLS # A2316544**



**\$404,900**

<b>Division:</b>	Westmere		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,210 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Level, No Neighbours Behind, Street Lighting, Views		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 352
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Quartz Counters, Storage, Vinyl Windows		

**Inclusions:** None

**PERFECT LOCATION!** Welcome to a beautifully appointed two-storey townhouse offering the perfect blend of comfort, style and an unbeatable location. Imagine stepping out your door and being just minutes from grocery stores, caf&eacute;s, restaurants, banks, and the stunning Chestermere Lake&mdash;this home truly places everything you need within easy walking distance. Featuring over 1,500 sq. ft. of thoughtfully designed living space, this home includes 3 spacious bedrooms, 2.5 bathrooms and an attached single garage. The main floor showcases a bright open-concept layout, ideal for everyday living and entertaining with a generous living area, a dining space that opens onto your private deck and a modern kitchen complete with stainless steel appliances and elegant granite countertops. A convenient two-piece powder room completes this level. Upstairs, you will find two well-sized bedrooms, a full bathroom, and a spacious primary retreat featuring its own private ensuite. The upper-level laundry adds everyday convenience. The finished basement offers a cozy recreation room with quality finishes and built-in speakers along with plenty of additional storage. Step outside to a fully fenced backyard backing onto green space, perfect for relaxing or entertaining on the professionally finished deck equipped with a gas line for your BBQ. Meticulously maintained and move-in ready, this home delivers exceptional value in a prime location. A rare opportunity to enjoy low-maintenance living in one of Chestermere&rsquo;s most walkable and desirable areas&mdash;come visit for personal experience!