



GRASSROOTS
REALTY GROUP

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156, 371 Marina Drive
Chestermere, Alberta

MLS # A2316794



\$389,000

Division:	Westmere		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,379 sq.ft.	Age:	2006 (20 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Front Ya		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 386
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage

Inclusions: NA

OPEN HOUSE ON JUNE 20 FROM 2-4PM Welcome to this beautifully maintained END UNIT townhome offering over 1,960 SF of total living space in one of Chestermere's most sought-after, family friendly complexes! Perfectly positioned facing a playground, and siding onto the pathway system! Located just moments from schools, Chestermere Lake, shopping, restaurants, the library, and rec centre, this is a location designed for everyday convenience and connection. Inside, this thoughtfully designed 3 bedroom, 2 full bathroom and 2 half bathroom home delivers the ideal blend of space, functionality, and comfort for modern family living. The bright, open concept is enhanced by the additional windows only an end unit can provide. A welcoming living room flows seamlessly into the generous dining area and well-appointed kitchen, with direct access to your private deck and landscaped backyard. Best of all, no busy roads behind you, just peaceful surroundings and a tranquil walking path. Upstairs, you'll find three spacious bedrooms including a large primary retreat complete with its own private 3 piece ensuite. Two additional bedrooms and a full bathroom offer flexibility for growing families. The fully finished basement expands your living space even further, creating the perfect spot for a media room, kids play area, home gym, or large spacious entertaining space. Complete with an additional 2 piece bathroom, laundry area, and plenty of storage, this lower level adds both versatility and practicality. Enjoy the convenience of an attached single garage plus driveway parking for a second vehicle. Whether you're a growing family, first-time buyer, or downsizing without compromise, this move-in ready home delivers exceptional value, a functional layout, and an unbeatable lifestyle & location in the heart of Chestermere.