



**430 Marina Drive
Chestermere, Alberta**

MLS # A2319670



\$819,900

Division:	Westmere		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,520 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Low Maintenance Landscape, No Back L		

Heating:	Central, Fireplace(s)	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Soaking Tub, Walk-In Closet(s)		
Inclusions:	Gemstone Lighting		

Welcome to 430 Marina Drive, offering over 3,500 sq. ft. of finished living space! This spacious five-bedroom, 3.5-bath home combines generous room sizes with a fully developed walkout basement and inviting outdoor living areas. Mature trees and established landscaping frame the stucco-and-stone exterior, giving the home a welcoming sense of privacy, while the double attached garage adds everyday practicality. Inside, nine-foot ceilings and hardwood flooring set a bright, open tone. A large front den with French doors creates a quiet home office or sitting room before the layout opens into the kitchen, dining and living areas. The kitchen offers abundant cabinetry, stainless steel appliances, a walk-through pantry and an oversized island with plenty of room for seating and preparation. The dining area extends naturally onto the upper deck, while the adjoining living room is centered around a gas fireplace. The pantry leads through to a well-equipped laundry and mudroom, and a two-piece bathroom completes the main floor. Upstairs, three exceptionally spacious bedrooms provide plenty of room to settle in and grow. The primary retreat features his-and-hers walk-in closets and a five-piece ensuite with dual vanities, a corner soaker tub and separate shower. Two additional bedrooms, a four-piece bathroom and a bright upper landing complete the level. The walkout basement adds approximately 1,030 sq. ft. of finished space and feels like a natural extension of the home. It includes two additional bedrooms, a four-piece bathroom, kitchenette, dining area and family room with a second gas fireplace. Walkout doors open directly to the covered patio and backyard, making this level especially comfortable for family or guests. Outside, the upper deck and covered lower patio provide two distinct places to relax or entertain. Stairs connect the deck to the beautifully maintained

yard, where mature trees, established garden beds and a storage shed complete the setting. Recent improvements, include select kitchen appliances, GEMSTONE lighting, along with a new 75 Gallon hot water tank which was installed October 2023. Additional highlights include a water softener and central Air Conditioning, enhancing both comfort and efficiency throughout the year!