



**GRASSROOTS**  
REALTY GROUP

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55, 300 Marina Drive  
Chestermere, Alberta

MLS # A2320429



**\$435,000**

<b>Division:</b>	Westmere		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	2,063 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Lake, Landscaped, Level, Low Maintenance Landscape, Many Tr		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 454
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RM3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		
<b>Inclusions:</b>	N/A		

Rare Opportunity: One of the Largest Units in the Entire Complex with a Double Garage & Lake Views! Welcome to spectacular lakeside living at 55, 300 Marina Drive. This massive, meticulously designed townhome completely redefines turnkey living, offering an expansive multi-level layout that delivers the space, privacy, and functionality of a detached home, complete with an attached double attached garage for all your vehicles and storage needs. The unmatched versatility of this property begins right at the entry level, which uniquely features a spacious bedroom paired with its own full 4-piece bathroom—the absolute perfect setup for a private home office, guest suite, or generational family living. Ascend to the second floor and prepare to be wowed by a massive, sun-drenched open-concept layout. The entertainer’s kitchen features a sleek, modern design with soft-close drawers and tons of smart storage integrated within every nook and cranny. It flows effortlessly into the expansive living and dining areas, creating the ultimate space for hosting friends and family. Step out onto your private deck—perfectly designed for year-round grilling and outdoor cooking—where you can relax and look out over the beautifully landscaped common area and gazebo. The third level is a masterclass in smart architectural design, keeping the entire family close while maximizing privacy. Here, you will find three additional bedrooms and an ultra-convenient same-level laundry room that makes putting clothes away an absolute breeze. This floor boasts not one, but two immaculate bathrooms. The grand primary retreat is a true sanctuary, easily accommodating a king-size bed and featuring a large walk-in closet, a private 3-piece ensuite, and a window framing beautiful views of Chestermere Lake. Location is everything, and this home puts it

all at your doorstep. You are just blocks from the water and steps away from great local cafes, incredible eateries, the public library, and major grocery stores. Premium space, unmatched convenience, and a double garage in a lakeside community—this is the one you’ve been waiting for. Come see us at the open house this weekend or book your private viewing today before this rare gem is gone!