



**121, 300 Marina Drive
Chestermere, Alberta**

MLS # A2320481



\$399,900

Division:	Westmere		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,200 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Single Gar		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 352
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TC
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: TV mounts x2

Welcome to 121-300 Marina Drive, a bright and beautifully maintained two storey townhouse offering an ideal combination of comfort, functionality, and location in the heart of Chestermere. The home features an insulated single attached garage with additional storage space, plus parking on the driveway for a second vehicle. Inside, the open concept main floor is filled with natural light and showcases durable laminate flooring throughout the living and dining areas. The thoughtfully designed U-shaped kitchen is both stylish and practical, featuring granite countertops, newer stainless steel appliances, ample prep space, and seating for casual meals or entertaining. The inviting living room is anchored by a cozy corner gas fireplace, creating the perfect space to relax at the end of the day. Step outside to the sunny south facing backyard, where you'll enjoy all day sunshine. The fenced yard includes a convenient BBQ gas line, making outdoor dining and entertaining a breeze. Upstairs, the spacious primary bedroom offers a private retreat complete with a walk-in closet featuring a window and a full ensuite bathroom. Two additional bedrooms are generously sized and share a second full bathroom. The upper level laundry room adds everyday convenience and includes a stacked washer and dryer along with extra storage space. The basement is unfinished and provides an excellent opportunity for future development, allowing the next owner to create additional living space tailored to their needs and lifestyle. Located in the sought after community of Westmere, this home offers exceptional access to everything Chestermere has to offer. Residents enjoy nearby parks, pathways, schools, shopping, restaurants, and, of course, beautiful Chestermere Lake. Whether you're spending summers on the water, exploring the extensive pathway system, or taking advantage of the

city's growing amenities, you'll appreciate the welcoming small town atmosphere while remaining just a short drive from Calgary. This is a fantastic opportunity to enjoy a low maintenance lifestyle in one of Chestermere's most desirable communities.