



GRASSROOTS
REALTY GROUP

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52, 300 Marina Drive
Chestermere, Alberta

MLS # A2320503



\$410,000

Division:	Westmere		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,499 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 310
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	999999
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Pantry, Quartz Counters		

Inclusions: N/A

Welcome to this beautifully updated 3-bedroom, 2.5-bathroom corner-unit townhome in the highly sought-after community of Westmere. Ideally located just steps from shopping, restaurants, parks, pathways, schools, and Chestermere Lake, this home offers the perfect blend of convenience, lifestyle, and low-maintenance living. Incredible lake views, a desirable south-facing exposure, and additional corner-unit windows, this bright and inviting home is flooded with natural light throughout the day. Whether you're enjoying your morning coffee or relaxing on a warm summer evening, you'll appreciate the sunshine and views this exceptional location provides. Inside, you'll find a modern open-concept layout featuring durable laminate flooring, fresh paint, professionally cleaned carpets, and a move-in-ready presentation. The stylish kitchen is complete with quartz countertops, full-height cabinetry, ample storage, and a functional design that seamlessly connects to the living and dining spaces. Upstairs, the spacious primary retreat features a beautifully finished ensuite with tile flooring, quartz countertops, and a glass walk-in shower. Two additional bedrooms and a full bathroom provide flexibility for families, guests, or a home office. Whether you're a first-time buyer, downsizer, or investor, this well-maintained home offers exceptional value in one of Chestermere's most desirable lake communities. Move in and start enjoying everything Westmere and Chestermere Lake have to offer.