



GRASSROOTS
REALTY GROUP

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713 Marina Drive
Chestermere, Alberta

MLS # A2323760



\$815,000

Division:	Westmere		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,226 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Asphalt, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Pa		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Granite Counters, High Ceilings, Pantry, Separate Entrance, Storage		
Inclusions:	Outdoor Storage Shed		

WELCOME TO 713 MARINA DRIVE — A SHOW-STOPPING FAMILY HOME LOADED WITH UPGRADES IN THE HEART OF CHESTERMERE! This exceptional 2019-built two-storey home offers 2,226 sq.ft. above grade, 5 bedrooms, 3.5 bathrooms, a TRIPLE CAR GARAGE, and parking for up to 7 vehicles. Situated on a spacious 5,287 sq.ft. lot in the highly sought-after community of Westmere, this home perfectly combines luxury, functionality, and value. From the moment you arrive, you'll be impressed by the upgraded double front doors, professionally completed landscaping, and a beautiful running water fountain that creates outstanding curb appeal. The extended concrete driveway accommodates four vehicles in addition to the triple garage, while approximately \$25,000 worth of additional concrete work has been completed around the home, creating a clean, low-maintenance exterior and expansive outdoor living space. Step inside to discover a bright and spacious layout featuring TWO SEPARATE LIVING ROOMS on the main floor, rounded drywall corners throughout, and impressive 9-foot ceilings on both the main level and basement. The heart of the home is the stunning upgraded kitchen, featuring ceiling-height cabinetry, premium stainless steel appliances, a large central island, stylish backsplash, abundant counter space, and a spacious walk-through pantry designed for both everyday living and entertaining. Upstairs, you'll find 3 generously sized bedrooms, including a spacious primary retreat, along with a versatile BONUS ROOM that is perfect as a family lounge, media room, home office, or children's play area. The builder-upgraded larger bedroom sizes provide exceptional comfort and functionality for growing families. Central air conditioning ensures year-round comfort, while thoughtful upgrades throughout the home showcase true pride of

ownership. Enjoy outdoor living with both front and rear patios, ideal for relaxing, entertaining guests, or enjoying summer evenings. Additional backyard storage provides practical space for seasonal items, tools, and equipment. The builder-installed side entrance leads to a fully developed 2-bedroom illegal suite with its own beautifully upgraded kitchen — complete with a built-in cooktop, chimney-style hood fan, ceiling-height cabinetry, and premium finishes — plus a spacious living area and full bathroom, ideal for extended family or guests. Located just minutes from Chestermere Lake, schools, parks, shopping, restaurants, and Highway 1, this home offers the perfect balance of convenience and lifestyle. Homes offering this combination of upgrades rarely come to market. Book your private showing today and experience everything this remarkable property has to offer!