



GRASSROOTS

REALTY GROUP

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**43, 300 Marina Drive
Chestermere, Alberta**

MLS # A2324862



\$364,900

Division:	Westmere		
Type:	Residential/Other		
Style:	3 (or more) Storey		
Size:	1,387 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 282
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	RM3
Foundation:	None	Utilities:	-
Features:	No Smoking Home		

Inclusions: N/A

Super Convenient Location!!! Easy access to Stoney Trail and Hwy 1. Just a short walk to most amenities including schools, shopping, restaurants, medical facilities and the beach! Many activities close by for all ages including a rec centre for hockey! Close to East Hills shopping centre where you find Costco, Walmart and Cinemas as well as many other stores. Awesome curb appeal with the stone finish and white picket fence. Upon entry you have a good size flex room a half bath and access to your single attached garage with additional parking stall outside! There is street parking right out front as well! Next level up is your open concept kitchen, dining and living room designed for entertaining. Lots of natural light and access to your balcony with a gas line for the BBQ! A great place to enjoy a beverage on those warm summer evenings as the sun goes down! Upstairs has 2 decent size bedrooms, a full bath and convenient laundry facilities. No dissappointments here so book your personal viewing today!