



GRASSROOTS
REALTY GROUP

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**201 Marina Key
Chestermere, Alberta**

MLS # A2328083



\$550,000

| | | | |
|------------------|--|---------------|------------------|
| Division: | Mclvor | | |
| Type: | Residential/Duplex | | |
| Style: | 2 Storey, Attached-Side by Side | | |
| Size: | 1,676 sq.ft. | Age: | 2020 (6 yrs old) |
| Beds: | 4 | Baths: | 3 full / 1 half |
| Garage: | Concrete Driveway, Covered, Double Garage Attached, Driveway, Enclosed, | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Yard, Corner Lot, Cul-De-Sac, Front Yard, Landscaped, Lawn, Level, No | | |

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|--------------------|---|-------------------|-----|
| Heating: | Central, Forced Air | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R-2 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Built-in Features, Ceiling Fan(s), Double Vanity, Kitchen Island, Open Floorplan, Pantry, Quartz Counters, Sauna, See Remarks, Separate Entrance, Stone Counters, Storage, Vinyl Windows, Walk-In Closet(s) | | |
| Inclusions: | N/A | | |

WOW, RARE FIND! Practically brand new, and loaded with upgrades, this fully developed home offers over 2,300 square feet of living space on an expansive corner lot, in a quiet cul-de-sac! Featuring 4 spacious bedrooms and 3.5 spa-inspired bathrooms, this property combines style, comfort, and functionality. The bright and open-concept main floor showcases 9-foot ceilings, hardwood flooring, an elegant electric fireplace, an abundance of oversized windows, and an oversized 8-foot-wide patio door filling the home with natural light from the east, west and north exposures! The chef-inspired kitchen is complete with stainless steel appliances, quartz countertops, shaker-style two-tone cabinetry, and a corner walk-in pantry. The upper floor hosts 3 bedrooms, 2 bathrooms, luxurious bonus room, and convenient laundry room, while the developed basement is highlighted by an additional bedroom, bathroom, and private sauna for your own spa retreat! Enjoy the comfort of central air conditioning, plus the convenience of a double attached garage, front driveway parking, and a fully fenced, fully landscaped yard that's perfect for entertaining or family living. Situated in an unbeatable location, this home truly has it all. Don't miss your opportunity to own this exquisite property—call today to book your private showing!