



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**117 Marina Bay
Chestermere, Alberta**

MLS # A2331014



\$975,000

Division:	Westmere		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,884 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Aggregate, Heated Garage, Insulated, Oversized, Triple Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, City Lot, Cul-De-Sac, Fruit Trees/Shrub(s), Landscaped, Pie Shap		

Heating:	Central, Natural Gas	Water:	-
Floors:	Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt, Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Cement Fiber Board, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Walk-In Closet(s)		
Inclusions:	NA		

Welcome to this stunning triple-garage estate home in the desirable Marina Bay community of Chestermere. Situated on an expansive 8985 sq ft lot in a quiet cul-de-sac, this 2,883 sq ft residence offers exceptional craftsmanship and thoughtful upgrades throughout. Step inside to discover soaring 9 ft ceilings, open layout with two living areas, formal dinning, ceiling high kitchen cabinets, and beautiful custom shelving featured throughout the entire home. The gourmet kitchen is a true highlight, boasting granite countertops with a generous breakfast bar, custom cabinets, high end appliances including dual oven gas range, undermount hood fan w/decorative custom enclosure, built-in microwave drawer, and dual section pull out dishwasher. Not to forget built-in speakers throughout the house and deck designed for effortless entertaining and family living. Stay comfortable year-round with TWO FURNACES (one for the main floor/basement and one for upstairs), TWO AC units, a 75 US gallon hot water tank, and a new WATER SOFTENER system (installed Jan 2026). An Eco Pure water filtration system, pop and beer fridge, and a striking three-faced gas fireplace add to the luxury and coziness, especially on those chilly Alberta evenings. Recent updates include kitchen and living room cabinets refinished in elegant Iron Ore with brass hardware (Jan 2026) and R50+ cellulose blow-in insulation (Dec 2025). The fully finished, HEATED OVERSIZED triple garage is a standout with a convenient mezzanine for extra storage. Outside, enjoy premium Centurion Stone accents and blue Hardie board on the eaves, enclosed gazebo/greenhouse, deck, fully landscaped private yard with mature trees perfect for relaxing, and a tool shed for lawn equipment. This meticulously maintained home combines timeless elegance with modern comforts — an incredible

opportunity in one of Chestermere’s most sought-after pockets. Don’t miss your chance to call it home! Call your favourite realtor to book your private viewing.