



**GRASSROOTS**  
REALTY GROUP

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236, 300 Marina Drive  
Chestermere, Alberta

MLS # A2331513



**\$254,500**

|           |                   |        |                   |
|-----------|-------------------|--------|-------------------|
| Division: | Westmere          |        |                   |
| Type:     | Residential/Other |        |                   |
| Style:    | Bungalow          |        |                   |
| Size:     | 769 sq.ft.        | Age:   | 2012 (14 yrs old) |
| Beds:     | 2                 | Baths: | 1                 |
| Garage:   | Assigned, None    |        |                   |
| Lot Size: | -                 |        |                   |
| Lot Feat: | Corner Lot        |        |                   |

|             |                                                |            |         |
|-------------|------------------------------------------------|------------|---------|
| Heating:    | Central, Natural Gas                           | Water:     | -       |
| Floors:     | Carpet, Ceramic Tile, Laminate                 | Sewer:     | -       |
| Roof:       | Asphalt Shingle                                | Condo Fee: | \$ 211  |
| Basement:   | None                                           | LLD:       | -       |
| Exterior:   | Stone, Veneer, Wood Frame, Wood Siding         | Zoning:    | DC(TCC) |
| Foundation: | Poured Concrete                                | Utilities: | -       |
| Features:   | Breakfast Bar, Open Floorplan, Quartz Counters |            |         |

Inclusions: window covering

A rare opportunity to own a beautifully maintained two-bedroom bungalow-style townhouse near Chestermere Lake, offering a private ground-level entrance, single-level living, and a peaceful position facing the complex gazebo and landscaped green space. Located just steps from Chestermere shopping, services, and everyday amenities, this move-in-ready home combines convenience with a thoughtfully designed, retreat-like interior. Step inside through the private entrance to a generous foyer that creates a welcoming arrival while providing privacy from the main living areas. From there, the space opens into a bright, seamless layout filled with natural light. Updated flooring flows throughout the living spaces, while carpet in the two roomy bedrooms adds warmth and comfort. The open-concept kitchen and living room create an inviting setting for relaxing, cooking, and entertaining. The kitchen features upgraded white quartz countertops, full-height cabinetry, updated lightning fixtures, stainless steel appliances, an updated refrigerator and stove, and a generous island with breakfast-bar seating. The upgraded white quartz continues into the bathroom, creating a clean, cohesive finish throughout the home. Carefully maintained and thoughtfully styled, the interior has the relaxed feeling of a boutique retreat. Both bedrooms offer comfortable proportions and flexibility for guests, family, or a home office. A large in-suite laundry room provides exceptional additional storage, making everyday living practical and organized. Outside, the covered private patio is perfect for barbecuing, enjoying your morning coffee, or relaxing on warm summer evenings. With private ground-level access, low-maintenance single-level living, a desirable location within the complex, and proximity to Chestermere Lake and nearby shopping, this Chestermere bungalow-style townhouse is an excellent

option for first-time buyers, downsizers, or real estate investors.