



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

114, 300 Marina Drive
Chestermere, Alberta

MLS # A2332210



\$419,900

Division:	Westmere		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,224 sq.ft.	Age:	2013 (13 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 336
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: n/a

Welcome to this stunning, fully upgraded townhouse offering the perfect blend of style, comfort, and location! Ideally situated with no neighbours behind, this exceptional home backs onto a tranquil green space, park, and the prestigious Paradise Road Estates, while being just a short walk to Chestermere Lake, Chestermere Town Market & Plaza, and nearby schools. Step inside to discover a bright, modern open-concept floor plan featuring luxury vinyl plank flooring, soaring ceilings, and a beautifully appointed kitchen complete with elegant cabinetry, granite countertops, a graphite sink, pantry, and upgraded stainless steel appliances. The spacious living room opens to a private, fully fenced backyard—perfect for relaxing or entertaining. A convenient 2-piece powder room completes the main level. Upstairs, you'll find three generously sized bedrooms, two full bathrooms, and a convenient upper-level laundry room. The spacious primary retreat features a walk-in closet and a stylish private ensuite. The fully finished basement is a standout feature, professionally completed with a brand-new 4-piece bathroom, adding valuable living space rarely found in townhomes. Whether you're a first-time buyer, growing family, or investor, this move-in-ready home offers an unbeatable combination of premium upgrades, functional living space, and an outstanding location. Don't miss this incredible opportunity—book your private showing today!