



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

64, 300 Marina Drive
Chestermere, Alberta

MLS # A2332539



\$374,900

Division:	Westmere		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,139 sq.ft.	Age:	2013 (13 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Single Garage Attached, Titled		
Lot Size:	-		
Lot Feat:	Front Yard, Gentle Sloping, Landscaped, Lawn, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 282
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TC
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Storage		
Inclusions:	N/A		

Positioned in Chestermere's sought-after Westmere community, this 1,138.77 sq. ft. townhome combines functional living with a relaxing lakeside lifestyle. Exceptional parking convenience comes standard with both a single attached garage and a legally titled surface parking stall. The ground level features a generous foyer, a two-piece bathroom, direct garage access, and a versatile den ideal for a dedicated home office or hobby space. On the main level, the open kitchen offers granite countertops, stainless steel appliances, central island seating, and sliding doors to a sunny, west-facing balcony. The adjacent sunlit living room captures peaceful views looking out toward Chestermere Lake. Upstairs, two well-sized bedrooms offer complete privacy, highlighted by a primary suite with a four-piece ensuite, alongside a second full bathroom and upper-floor laundry. Situated steps from local grocery stores, dining, walking paths, and the lakefront.