



GRASSROOTS
REALTY GROUP

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56, 300 MARINA Drive
Chestermere, Alberta

MLS # A2337759



\$369,000

Division:	Westmere		
Type:	Residential/Four Plex		
Style:	3 (or more) Storey		
Size:	1,486 sq.ft.	Age:	2014 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Front Yard, Landscaped, See Remarks, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 303
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	RM3
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: .

Located right in the heart of CHESTERMERE LAKE | PRIVATE FENCED YARD | ATTACHED GARAGE | DRIVEWAY PARKING | LOW CONDO FEES Welcome to 300 Marina Drive, a beautifully maintained 3-storey townhome in the sought-after lake community of Westmere in Chestermere Lake. Offering approximately 1,486 sq. ft. of thoughtfully designed living space, this bright and spacious home combines privacy, functionality, and an unbeatable location. The entry level features a welcoming foyer, versatile flex room, 2-piece bathroom, and direct access to the single attached garage. The flex room offers excellent versatility as a home office, gym, or additional bedroom, depending on your needs. The fenced front yard provides a private outdoor area for children or pets. Upstairs, the main living level showcases a bright open-concept design with large windows and an abundance of natural light. The modern kitchen features granite countertops, ample cabinetry, stainless steel appliances, and a large island with breakfast-bar seating. Sliding doors lead to your private balcony, creating the perfect setting for morning coffee or summer BBQs. The adjoining dining area flows naturally into the spacious living room, making this level ideal for both everyday living and entertaining. The upper floor offers two generous bedrooms, including a spacious primary retreat with walk-in closet space. A 4-piece bathroom with granite counters and modern vanity, plus a convenient laundry room with upper-level washer and dryer, complete this level. Additional highlights include fresh paint, west exposure, single attached garage, full driveway, private fenced yard, low condo fees. The location is equally impressive. Enjoy being within walking distance of Chestermere Lake, shops, restaurants, grocery stores, cafes, the library, walking paths, parks, and everyday amenities. Lake

recreation is at your doorstep, with opportunities for boating, Sunny beach days, and year-round outdoor enjoyment. Whether you're a first-time buyer, downsizer, young family, or investor, this is a fantastic opportunity to enjoy low-maintenance living in one of Chestermere's most convenient lakeside locations. Move in, settle in, and enjoy everything Chestermere has to offer! Don't miss out , feel free to check out the 3-D virtual tour link and schedule your favourite realtor today for a private showing.