



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

196, 300 Marina Drive
Chestermere, Alberta

MLS # A2338939



\$265,000

Division:	Westmere		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	881 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Outside, Stall		
Lot Size:	-		
Lot Feat:	Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 227
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TC
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Storage		

Inclusions: Window Blinds

Welcome to this beautifully maintained 2-bedroom, 1-bathroom condo in Chestermere Station, featuring low condo fees and plenty of natural light. This desirable corner unit is located on the 3rd floor and offers a bright, spacious, single-level layout with an open-concept living and dining area. The well-appointed kitchen flows seamlessly into the living room, creating an inviting space that is perfect for both everyday living and entertaining. Both bedrooms are generously sized, while the bathroom is conveniently located within the unit. The in-suite laundry includes additional storage space for added convenience. Step outside from the living room onto your private balcony, the perfect spot to relax and enjoy your morning coffee or unwind in the evening. The unit also includes one assigned parking stall conveniently located just outside the building entrance. Ideally situated close to Chestermere Lake, shopping, restaurants, and other amenities, this home offers comfort, convenience, and an excellent location. Book your private showing today and discover everything this wonderful condo has to offer!