



GRASSROOTS
REALTY GROUP

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649 MARINA Drive
Chestermere, Alberta

MLS # A2341582



\$769,000

Division:	Westmere		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,419 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Garden		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Soaking Tub, Walk-In Closet(s)		

Inclusions:	N/a
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Welcome home—and fall in love with this stunning triple-car garage property, offering a spacious, bright, and thoughtfully designed floor plan perfect for family living and entertaining. Step into the bright and roomy entranceway, complete with plenty of space for a bench and a double-door closet—ideal for storing all your outdoor gear. Need a home office or study? You’ll find a generously sized room just off the family room, making it a perfect workspace, study, or flex room. The inviting family room features a beautiful gas fireplace and large windows, filling the space with an abundance of natural light. The open-concept dining area and kitchen create the perfect gathering space for family and friends. The tastefully designed kitchen offers plenty of natural light, a generous island ideal for casual meals and entertaining, and a large walk-through pantry leading directly to the garage. Grocery shopping has never been easier—simply park in the garage and conveniently unload your groceries directly into the pantry. Upstairs, you’ll discover a spacious bonus room with a lovely vaulted ceiling, along with the convenience of an upper-level laundry room. With three bedrooms, this home provides plenty of room for a growing family. The primary bedroom is a true retreat, featuring a beautiful vaulted ceiling, spacious dressing room, and luxurious 5-piece ensuite. The additional 5-piece bathroom includes a dual vanity, providing plenty of space and convenience for the family. Step outside and enjoy the beautifully finished outdoor space. The low-maintenance composite decking and stamped-concrete landscaping create an attractive and functional backyard that is perfect for relaxing, entertaining, and enjoying the outdoors. And there’s more! This property offers lake access for a small fee, with a boat launch available and the lake within

walking distance. Enjoy boating, recreation, and a relaxed lakeside lifestyle right in your own community. This stunning home truly has it all—space, style, functionality, a triple-car garage, beautiful outdoor living, and lake access. Perfect for a growing family! House is sold as is !