



GRASSROOTS
REALTY GROUP

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124, 300 Marina Drive
Chestermere, Alberta

MLS # A2342097



\$395,000

Division:	Westmere		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,194 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 385
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	RM3
Foundation:	Poured Concrete	Utilities:	-

Features: Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Track Lighting, Vinyl Windows, Walk-In Closet(s)

Inclusions: n/a

OPEN HOUSE: SATURDAY, SEPTEMBER 19, 1-3 PM! Welcome to this beautifully maintained end-unit townhome, where thoughtful design, comfortable living, and an exceptional location come together. Positioned just steps from the off-leash dog park and moments from Chestermere Lake, this inviting home offers three bedrooms, a private fenced backyard, a single attached garage, and a versatile developed lower level. The bright, open-concept main floor creates an effortless flow between the living, dining, and kitchen areas, making it equally suited to relaxed everyday living and entertaining. The kitchen is finished with granite countertops, stainless steel appliances, and timeless neutral cabinetry, while direct access to the backyard extends the living space outdoors. Fully fenced and private, the yard offers a wonderful setting for children, pets, gardening, or quiet summer evenings. Upstairs, brand-new carpet carries throughout all three bedrooms. The spacious primary retreat features a walk-in closet and private three-piece ensuite, complemented by two additional bedrooms, a four-piece bathroom, and the convenience of upper-level laundry. The developed lower level provides valuable flexibility for a family room, children's play space, home gym, or office, along with generous storage. Located within a pet-friendly complex where lawn care and snow removal are included, this home delivers the ease of low-maintenance living without sacrificing space or outdoor enjoyment. Shopping, restaurants, fitness facilities, the library, parks, pathways, and Chestermere Lake are all close at hand. Ideal for first-time buyers, growing families, down sizers, or investors, this welcoming home offers comfort, convenience, and a true sense of community. Book your private showing today and discover the exceptional value this home has to offer!

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