



GRASSROOTS
REALTY GROUP

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#115, 300 Marina Drive
Chestermere, Alberta

MLS # A2345874

\$392,500

Division:	Westmere		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,214 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped, No Neighbours Behind		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 352
Basement:	Full	LLD:	-
Exterior:	Concrete, Mixed, Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: n/a

Prime Location. Exceptional Lifestyle. Welcome to this beautifully appointed two-storey townhouse offering over 1,500 sq. ft. of thoughtfully designed living space in one of Chestermere's most convenient locations. Featuring 3 bedrooms, 2.5 bathrooms, an attached single garage, and a fully finished basement, this move-in-ready home blends comfort with modern style. The bright open-concept main floor showcases a spacious living area, elegant dining space with access to the private deck, and a modern kitchen featuring stainless steel appliances and granite countertops. Upstairs offers two generous bedrooms, full bath, laundry, and a spacious primary retreat with a private ensuite. The finished basement provides a welcoming recreation room, built-in speakers, and ample storage. Outside, enjoy a fully fenced yard backing onto green space and a professionally finished deck with BBQ gas line. Steps from shopping, dining, amenities, and Chestermere Lake—this is low-maintenance living at its finest.