



GRASSROOTS
REALTY GROUP

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**401 Marina Drive
Chestermere, Alberta**

MLS # A2351627



\$780,000

Division:	Westmere		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,441 sq.ft.	Age:	2004 (22 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Faces Front, Heated Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Interior Lot, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Central Vacuum, Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Walk-In Closet(s), Wet Bar, Wired for Sound

Inclusions: Electric fireplace in basement, TV mount, Attached shelving in garage

ONE OF A KIND PROPERTY! Enjoy the lake life, without the lakefront price. Just a 2 minute walk from Chestermere Lake. This former Landmark Showhome was built in 2004 and meticulously maintained by the ORIGINAL OWNERS since 2008. Attractive curb appeal with stucco siding and superb location, situated DIRECTLY ACROSS THE STREET FROM THE LAKE! You will be immediately impressed upon entering by the grand entrance with vaulted ceiling. The main level features a formal dining room with heated tile flooring, renovated 2-pc washroom, custom staircase and spacious laundry room. The kitchen is set up perfectly for cooking and entertaining, with ample cabinet space, GRANITE COUNTERTOPS, GAS RANGE and corner pantry. Nearly every appliance has been replaced within the last 3 years! Head upstairs to find a massive bonus room with built in desk and 4 spacious bedrooms. Primary bedroom boasts a newly RENOVATED 5 pc ensuite with dual vanities, luxurious soaker tub and beautiful walk in shower. Another updated bathroom with heated floors completes the upper level. The basement is the perfect place to hang, featuring a wet bar, electric fireplace, large family room, 5th bedroom and another renovated washroom. Sunny WEST FACING BACKYARD is equipped with fruit trees, fragrant lilac bushes and a composite deck with retractable awning. Stay comfortable all year with CENTRAL AC and GAS FIREPLACE. HEATED double car garage with an extended driveway that fits 3 vehicles! Please note that there is NO CARPET throughout the home. Upgraded to hardwood/engineered hardwood on every level! Other bonuses include: CUSTOM MILLWORK, ZEBRA BLINDS, NEW WATER TANK, water softener & distiller, ceiling speakers and central vacuum. The only thing better than the home itself, is perhaps the location. Walking

distance to the lake, boat launch, shopping, 2 schools and dog park. You are mere steps from Chestermere Lake, where you can enjoy boating, swimming, skating, fishing and fireworks. You will love living here! Check out the 3D tour!