

\$439,900 - 180, 371 Marina Drive, Chestermere

MLS® #A2219615

\$439,900

2 Bedroom, 4.00 Bathroom, 1,394 sqft

Residential on 0.05 Acres

Westmere, Chestermere, Alberta

â€¢ Fully Finished Air Conditioned â€¢ 2

Bedrm + Flex & 4 Bathrooms â€¢ Single

Attached Garage â€¢

Location is Everything â€“ Welcome to WATERSIDE on Marina Drive, just half a block from Chestermere Lake!

FULLY DEVELOPED & UPDATED in the sought after Westmere offers the perfect blend of lifestyle & convenience. Ideally located just steps from a playground, the lake, grocery, coffee, restaurants, dog off-leash & scenic walking paths. Step inside & be greeted with a spacious entryway - bright & open concept main floor.

MODERN KITCHEN & UPGRADES: Updated kitchen with white cabinetry, quartz counters, centre island & newer stainless appliances. Freshly painted & updated luxury vinyl plank flooring & plush carpet. Spacious living room with gas fireplace & large windows that flood the space with natural light.

UPPER LEVEL: Offers a large bonus/flex room (easily converted to a 3rd bdrm), two bedrooms including a primary suite with a 3-piece ensuite bath plus a 4 piece family bathroom.

LOWER LEVEL: Fully finished with a large rec room with built in speakers, huge window letting in natural light, separate laundry room & 2 piece bathroom.

LOCATION PERKS: South-facing backyard with a new deck. Direct access to the walking path right behind. Youâ€™re only minutes from a top-tier golf course, schools, a massive



rec centre, and every amenity you need.

EXTRA™S YOU™LL LOVE: Air

Conditioning • New Hot Water Tank •

Custom Window Coverings • Updated

Lighting & Fans • New Toilets &

Dishwasher • Topped up Insulation.

Over 1960 sq feet of developed living space!

Single attached garage + parking pad + ample

visitor parking in the quiet, family-friendly

complex. Meticulously maintained & move-in

ready!

*** Call your favourite realtor to view & be sure
to Check out the 3D Tour!

Built in 2005

Essential Information

MLS® #	A2219615
Price	\$439,900
Bedrooms	2
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,394
Acres	0.05
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	180, 371 Marina Drive
Subdivision	Westmere
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 1V1

Amenities

Amenities	Park, Parking, Picnic Area, Playground, Visitor Parking, Gazebo
Parking Spaces	2
Parking	Concrete Driveway, Driveway, Enclosed, Front Drive, Garage Faces Front, Single Garage Attached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Stone Counters
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground, Private Entrance
Lot Description	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	May 9th, 2025
Days on Market	26
Zoning	R3

Listing Details

Listing Office	Century 21 Masters
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