

# \$469,900 - 71, 300 Marina Drive, Chestermere

MLS® #A2226418

## \$469,900

4 Bedroom, 4.00 Bathroom, 1,308 sqft

Residential on 0.00 Acres

Westmere, Chestermere, Alberta

Come and check out this spacious 4 bedroom, 3.5 pc bathroom townhouse. Being fully finished on all levels provides a total of 1525+ sq ft of developed living space. This home is clean, fresh and move-in ready. Enter from the garage or outside to the foyer and lower bedroom. A great flex room with Murphy Bed and 3 pc ensuite bathroom. On the main level enjoy the open floor plan. Spacious living area with balcony to the rear. Large kitchen with island, quartz counter tops and stainless steel appliance package. The dining room will seat 6-8 and has another balcony with a gas hook up. A convenient 2 pc bath. On the upper level enjoy three spacious bedrooms and two more full baths. The primary has a 4pc ensuite with soaker tub. In addition to the two balconies enjoy stepping down to the backyard space and some grass. You are also backing onto the a community pathway system. You are just a few minutes walk to the lake and a whole bunch of shopping, restaurants and amenities. You are also close to schools, community centre and library. A very affordable, spacious and move in ready home in a fantastic location in Chestermere.

Built in 2012

## Essential Information

MLS® # A2226418

Price \$469,900



Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,308
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	71, 300 Marina Drive
Subdivision	Westmere
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X0P6

### Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Garage Door Opener, Guest, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows
Appliances	Dishwasher, Electric Stove, Garage Control(s), Garburator, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Walk-Out, Partial

### Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Lake,

	Landscaped, Low Maintenance Landscape
Roof	Asphalt
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 30th, 2025
Days on Market	4
Zoning	RM3

### **Listing Details**

Listing Office	Royal LePage Solutions
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