

**115, 300 Marina Drive
Chestermere, Alberta**

MLS # A2276951



\$404,900

Division:	Westmere		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,210 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Level, No Neighbours Behind, Street Lighting, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 352
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Storage, Vinyl Windows		

Inclusions: None

PERFECT LOCATION! Welcome to a beautifully appointed two-storey townhouse offering the perfect blend of comfort, style and an unbeatable location. Imagine stepping out your door and being just minutes from grocery stores, cafés, restaurants, banks, and the stunning Chestermere Lake—this home truly places everything you need within easy walking distance. Featuring over 1,500 sq. ft. of thoughtfully designed living space, this home includes 3 spacious bedrooms, 2.5 bathrooms and an attached single garage. The main floor showcases a bright open-concept layout, ideal for everyday living and entertaining with a generous living area, a dining space that opens onto your private deck and a modern kitchen complete with stainless steel appliances and elegant granite countertops. A convenient two-piece powder room completes this level. Upstairs, you will find two well-sized bedrooms, a full bathroom, and a spacious primary retreat featuring its own private ensuite. The upper-level laundry adds everyday convenience. The finished basement offers a cozy recreation room with quality finishes and built-in speakers along with plenty of additional storage. Step outside to a fully fenced backyard backing onto green space, perfect for relaxing or entertaining on the professionally finished deck equipped with a gas line for your BBQ. Meticulously maintained and move-in ready, this home delivers exceptional value in a prime location. A rare opportunity to enjoy low-maintenance living in one of Chestermere’s most walkable and desirable areas—come visit for personal experience!