

**217, 300 Marina Drive**  
**Chestermere, Alberta**

**MLS # A2286194**



**\$254,900**

<b>Division:</b>	Westmere		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	737 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Floor Furnace, Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 199
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home, Separate Entrance, Vinyl Windows		

**Inclusions:** laundry room storage shelves

Welcome home to this perfectly situated, bright and sunny, south facing, two bedroom, one bathroom, unit with an assigned parking stall right outside of your private entrance! You won't want to miss this one! The large, open living space with treed south facing views welcomes you home from the end of the day. The kitchen, with breakfast bar, is the perfect spot for prepping dinner with friends, or hanging out with loved ones on a lazy Sunday morning. There are two spacious bedrooms, each with ample closet space and a private aspect. The huge, covered balcony is perfect for BBQ season, or for a lounge in the sun, whenever summer returns again. The three piece washroom as a newer walk-in shower (2022), and the hot water heater (2025), washer/dryer (2023), fan lights (2023), flooring and paint (2022) have all be done, so you can move in and just start living. You'll appreciate the layout as much as the in suite laundry and storage. Park your car and walk to all this area has to offer. Your steps from the picnics at the lake (it's just across the road!), grocery stores and shops, restaurants and coffee bars! Call your favourite realtor to schedule your showing today!