

**11, 300 Marina Drive
Chestermere, Alberta**

MLS # A2295746



\$399,000

Division:	Westmere		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,584 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 295
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island		

Inclusions: N/A

Welcome to Unit 11 at 300 Marina Drive in the sought-after lake community of Chestermere! This bright end-unit townhome offers over 1,500 sq ft of thoughtfully designed living space with only one shared wall, providing added privacy and comfort. The open-concept main floor features a modern kitchen complete with granite countertops, ample cabinetry, and a functional layout perfect for everyday living and entertaining. Enjoy natural light pouring through large windows and step out onto your private balcony, ideal for summer BBQs. Located just steps from shopping, restaurants, and everyday amenities, and only minutes to beautiful Chestermere Lake with year-round recreation including walking paths, boating, and beach access, this home offers the perfect blend of convenience and lifestyle. Whether you're a first-time buyer, downsizer, or investor, this is an incredible opportunity to own in a vibrant, walkable community.