

**55, 300 Marina Drive
Chestermere, Alberta**

MLS # A2300173



\$469,000

Division:	Westmere		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	2,133 sq.ft.	Age:	2014 (12 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Stall		
Lot Size:	-		
Lot Feat:	Back Lane, Lake, Landscaped, Level, Low Maintenance Landscape, Many Tr		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 423
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	RM3
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to the largest unit in Chestermere Station, offering over 2,130 sq ft—approximately 400 sq ft larger than any other unit in the complex—plus the rare bonus of an attached double garage. This well-maintained three-storey townhome features an open-concept main level with high ceilings, quartz countertops, a spacious kitchen island, and a large private balcony. Ideally located in a quiet, family-friendly town, you’ll enjoy being just minutes from the lake and nearby golf courses, making it a perfect place to live, relax, and raise a family.