

**82, 300 Marina Drive**  
**Chestermere, Alberta**

**MLS # A2304953**



**\$449,900**

<b>Division:</b>	Westmere		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,329 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 314
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home		

**Inclusions:** N/A

Welcome to this beautifully designed 4-bedroom, 4-bathroom condo in the sought-after community of Westmere, just steps from Chestermere Lake. This spacious and functional home offers a unique layout perfect for modern living. The main floor welcomes you with access from the garage and features a generously sized bedroom with its own ensuite—ideal for guests, a home office, or a private gym. Upstairs, you’ll find a bright and open-concept living space highlighted by a modern kitchen with a large island, stainless steel appliances, and ample cabinetry. The dining area offers plenty of space for entertaining, while the living room provides access to a large deck and a private backyard—perfect for relaxing or hosting. Enjoy your morning coffee on the additional patio while soaking in the sunshine. The upper level features three well-appointed bedrooms, including a spacious primary suite with a 4-piece ensuite. Each of the two additional bedrooms also includes its own 4-piece ensuite, offering exceptional comfort and privacy. A conveniently located stacked washer and dryer complete the top floor. Situated in a vibrant and family-friendly neighbourhood, this home is within walking distance to Chestermere Lake and close to shopping, coffee shops, parks, and all essential amenities. A fantastic opportunity—schedule your private showing today!