

**78, 300 Marina Drive
Chestermere, Alberta**

MLS # A2305010



\$439,500

Division:	Westmere		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,285 sq.ft.	Age:	2012 (14 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Front Drive, Garage Door Opener, Garage Faces Front, Guest, Insulated, Par		
Lot Size:	-		
Lot Feat:	Few Trees, Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 314
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Vinyl Windows		

Inclusions: 4-TV mounts, Kayak bracket in Garage

Experience refined living in this beautifully maintained 3 storey end unit townhome in Chestermere Ab. Offering 4 bedroom and 4 bathroom areas, including a private ensuite in the spacious primary. This residence is filled with an abundance of natural light, enhanced by its end-unit positioning and south exposure. The main level showcases a thoughtfully designed layout centered around a large island, complimented by granite countertops and newer stainless steel appliances. A corner gas fireplace adds warmth and ambiance, while air conditioning ensures year round comfort. Enjoy seamless access to your private balcony, ideal for morning coffee in the sun or evening relaxation. This non-smoking home reflects true pride of ownership throughout. The front single attached garage adds everyday ease and the titled parking stall is a true added bonus for family members or guests. The back yard is fenced for pups and children, while you watch from the deck with your favorite drink or book. Perfectly located within walking distance to the lake, shops and restaurants. This home blends comfort, style and an exceptional lifestyle in one of Chestermere's desirable settings. Contact your Realtor today and set up a viewing