

**131, 300 Marina Drive
Chestermere, Alberta**

MLS # A2309920



\$414,900

Division:	Westmere		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,200 sq.ft.	Age:	2011 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Level, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 352
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	TC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Granite Counters, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: stand up freezer in garage

This is the one. This one owner townhome is one of the few units in popular Chestermere Station with a fenced yard and full basement. You can't beat this location with so many of Chestermere's amenities just steps from your front door. Walk to shopping, restaurants, bars, gyms, the library and of course the lake, beach and the many picturesque parks and pathways that Westmere has to offer including an off leash dog park. The cute little covered front porch provides a touch of charm. Step into the spacious tiled front entryway with closet and a 2 pc powder room which is nicely tucked away from the main living space for privacy. Up just a couple of steps is your spacious and sunny open concept living space. The modern kitchen is well equipped with sleek wood grain European style cabinetry, subway tile backsplash and granite counters. Between the kitchen & dining area is a counter height peninsula with extra seating where family & guests will love to gather. You can conveniently access your ground level back patio from the bright and cheery dining area allowing for easy access to your grill year round. The corner gas fireplace is a welcome upgrade providing both warmth and ambience in the cooler months. Durable and easy care laminate flooring and 9' ceilings with knock down finish are also upgrades you'll appreciate. Upstairs you'll find 3 nice sized bedrooms including the primary complete with a 3 pc ensuite with heated floors and huge walk-in closet that even has a window allowing natural light to flood the closet and bathroom. The other 2 bedrooms share the main bath with a tub which is a must have for any little ones. Upstairs laundry is another convenience you are going to love in this generous laundry closet complete with newer Samsung stacked washer and dryer. This unit comes with a rare full basement that is

ready for you to develop to suit your needs.. A big window provides lots of light and means you can add a 4th bedroom if it suits your needs plus there is a rough-in for a bathroom making that an easy addition as well. The spacious yard is fully fenced making it perfect for kids or pets. Yes - your fur babies are welcome in this pet friendly complex with board approval , but there's no need to bring your shovel since snow removal and ground maintenance is included. Last but not least, enjoy the luxury of an attached garage for both comfort and convenience. You are going to love living here.