



GRASSROOTS
REALTY GROUP

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232, 300 Marina Drive
Chestermere, Alberta

MLS # A2226807



\$259,900

Division:	Westmere		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	820 sq.ft.	Age:	2012 (13 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	Other		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 212
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	N/A
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Storage		

Inclusions: Wall mounted clock in living room

Bright & Inviting 2 Bedroom Condo in the Heart of Chestermere & Steps from the Lake! Welcome to Chestermere Station, where location, convenience, and lifestyle come together! This well maintained top-floor unit offers 820 sq. ft. of smartly designed living space in one of Chestermere's most desirable areas. Whether you're a first time buyer, investor, or looking to downsize, this 2 bedroom, 1 bathroom condo is a fantastic opportunity. Step inside and you'll immediately notice the open concept layout that seamlessly connects the kitchen, dining, and living areas, creating an ideal setup for everyday living and entertaining. Large south facing windows fill the space with natural light, giving it a warm and welcoming feel throughout the day. The kitchen is both functional and stylish, featuring full height cabinetry, ample counter space, and a complete appliance package perfect for whipping up meals or hosting friends. Just off the living room, a private balcony offers a great spot to relax with your morning coffee or enjoy evening sunsets. Both bedrooms are generously sized with good closet space, and the 4 piece bathroom is clean, modern, and easily accessible. You'll also enjoy the convenience of in suite laundry, making everyday tasks that much easier. Residents of this professionally managed complex enjoy beautifully maintained common areas, landscaped green spaces, and a peaceful community atmosphere. Plus, you're just a short walk to Lake Chestermere, grocery stores, shops, restaurants, and more. Enjoy low condo fees, a top-floor location, and a move in ready home in an unbeatable setting. Don't miss your chance to own in this sought after development, schedule your private showing today!

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