



GRASSROOTS
REALTY GROUP

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**156, 371 Marina Drive
Chestermere, Alberta**

MLS # A2229176



\$435,000

Division:	Westmere		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,379 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Front Ya		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Linoleum, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 384
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage

Inclusions: NA

*OPEN HOUSE SATURDAY JULY 5 FROM 2-4 PM*Welcome to this beautifully maintained END UNIT townhome with over 1960 SF of total living space, in one of Chestermere's most highly desirable and family-friendly complexes! Perfectly positioned facing a playground and just steps to schools, Chestermere Lake, restaurants, shopping, the public library, and the rec centre! This thoughtfully designed 3 bedroom, 2.5 bath home offers an ideal layout for modern family living. The open-concept main level is filled with a ton of NATURAL light thanks to additional windows only an end unit can offer, and features a welcoming living room, a generous dining area, and a well appointed kitchen with direct access to your private deck and landscaped backyard, no busy roads behind you, just peace and quiet and a tranquil walking path! Upstairs, you'll find three spacious bedrooms including a large primary retreat complete with its own 3 piece ensuite. Two additional bedrooms and a full 4 piece bathroom complete this level, offering plenty of space for kids, guests, or a home office. The fully finished basement provides a versatile bonus area perfect for entertaining, relaxing, or setting up a playroom or gym. In addition you have another 2 piece bathroom, with a laundry room and ample storage space! Enjoy the convenience of an attached single garage plus a second parking space on the driveway. Whether you're a growing family or downsizing without compromise, this move in ready home offers incredible value, comfort, and location all in a community you'll love coming home to.