



**GRASSROOTS**  
REALTY GROUP

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55, 300 Marina Drive  
Chestermere, Alberta

MLS # A2229633



**\$499,000**

Division:	Westmere		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	2,133 sq.ft.	Age:	2014 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Few Trees, Low Maintenance Landscape		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 423
Basement:	None	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	RM3
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		
Inclusions:	N/A		

\*\*\*Welcome to the largest and most impressive unit in the community! Professionally measured at 2,130 sq ft, this townhouse offers approximately 400 sqft more living space than any other unit in the complex. Enjoy the added convenience of an attached double garage—an exceptional find in this sought-after neighborhood.\*\*\*