



GRASSROOTS
REALTY GROUP

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**212, 300 Marina Drive
Chestermere, Alberta**

MLS # A2238350



\$269,999

Division:	Westmere		
Type:	Residential/Five Plus		
Style:	Bungalow		
Size:	756 sq.ft.	Age:	2012 (13 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Landscaped, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 211
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home		

Inclusions: N/A

Welcome to #212 300 Marina Drive! This townhouse is perfect for first-time home buyers or investors. Located in the highly sought-after Chestermere Station complex, this location provides the perfect blend of comfort and convenience. Step into this exceptionally maintained single-level 2 bed, 1 bath unit that offers an open concept floor plan. Featuring a large living room, a good-sized kitchen with ample cabinet space and a peninsula island, large windows that provide an abundance of natural light, and a laundry room large enough for additional storage. This unit comes with one parking stall steps from your door and plenty of visitor parking for your guests. Located close to all of Chestermere's amenities, including shopping, restaurants, professional services, the beach, parks, walking and biking paths, as well as the rec center! Just a short drive to East Hills Shopping Center with Costco, Walmart, Cineplex, and much more. Book you're showing today to see the value in this townhome!