



GRASSROOTS
REALTY GROUP

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**213, 300 Marina Drive
Chestermere, Alberta**

MLS # A2240841



\$245,000

Division:	Westmere		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	748 sq.ft.	Age:	2012 (13 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Guest, Stall		
Lot Size:	-		
Lot Feat:	Corner Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 211
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame, Wood Siding	Zoning:	DC
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Vinyl Windows		
Inclusions:	Furnishings		

INVEST IN YOU! Excellent opportunity for the first time home buyer or investor. You could own this home for as little as \$1170.10/mo. 10% downpayment. 5 year term. 3.79% Interest rate. 25 year Amortization. OAC* Welcome to Chestermere Station where LOCATION, CONVENIENCE, and LIFESTYLE are just outside your front door. This well maintained 2 bedroom unit is ideal for those with an active lifestyle. It is conveniently located across the street from shopping and amenities. It's a 5 minute walk to John Peake Memorial Park & CHESTERMERE LAKE. Under 5 minutes to take FIDO for a walk to Steve King Memorial Dog park or a 10 minute walk to the Chestermere Off Leash Area. PRAIRIE WATERS ELEMENTARY & ST GABRIEL THE ARCHANGEL SCHOOL. are a modest 10 minute walk from Chestermere Station! Enjoy the extensive pathways and parks throughout the community and saver the rest of the summer days at Chestermere Lake. This bright lower level unit is located directly across from the Gazebo and Greenspace. Enjoy the shade of your cool covered patio area while you grill up a dinner. Or, walk over to the Gazebo and soak up some sunshine. The spacious front foyer ushers you into this open concept unit. Natural light spills through the large windows and illuminates the generous sized living room. The sleek modern kitchen is host to a sizeable peninsula and breakfast bar. A comfortable sized master bedroom with several options for furniture placement. Roomy second bedroom. 4 piece bath. And, a large laundry and storage room. The perfect size to host your bike. The assigned parking stall is just outside the unit with ample visitor parking throughout the complex. This 747 sq ft, 2 bedroom condo offers ample space for the single professional, couple, or roommates. Priced right for first time home buyer or investor with modest condo

fees of \$211.31/month. This unit comes fully furnished for your convenience. Pet friendly with board approval. A short drive to East Hills Shopping and Entertainment. Quick access to 17 Ave or Highway 1. An exceptional location for those working downtown with an approximate 15 minute commute to Rundle Train Station. Contact your favourite realtor today to call this home your own.