



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

113, 300 Marina Drive
Chestermere, Alberta

MLS # A2241103



\$434,700

Division:	Westmere		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,208 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Insulated, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Landscaped, Low Maintenance Landscap		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 352
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Granite Counters, Kitchen Island, Separate Entrance, Storage		

Inclusions: TV mount in Master bedroom

This 4-bedroom, 3-bathroom townhouse condo features a fully finished basement, fresh paint throughout, and a location that cannot be beat! This home is COMPLETELY DONE — simply unpack and start living! It features beautiful cabinetry, quartz countertops, and plenty of natural light through the large windows. The upper level has 3 bedrooms, all of which are very spacious. The primary suite includes a very nice walk-in closet and a full ensuite bathroom. The basement is fully finished and includes a 4th bedroom, a family room, and plenty of storage space. From here, you can walk to restaurants, the grocery store, the beach, playgrounds, schools, and pretty much anything else a family will need on a daily basis. Please book a private viewing at your convenience.