



**GRASSROOTS**  
REALTY GROUP

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**105, 300 Marina Drive  
Chestermere, Alberta**

**MLS # A2244281**



**\$439,900**

<b>Division:</b>	Westmere		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,317 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Garage Faces Front, Guest, Single Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Corner Lot, Greenbelt, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	\$ 314
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	DC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Closet Organizers, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Walk-In Closet(s)		

**Inclusions:** NA

Welcome to Chestermere Station. This beautifully manicured complex will dazzle your senses as you enter the grounds. The irresistible front curb appeal of this former SHOW HOME will lure you to the front door. Attached on only one side, with NO NEIGHBORS behind, this END UNIT offers substantial NATURAL LIGHT and PRIVACY. A spacious foyer will lead you to your front attached garage which is fully insulated & drywalled. A storage closet, utility room & a large undeveloped area with roughed in plumbing & a window complete this space. A perfect area to develop into an additional bedroom & bath, media room or gym. You will be greeted on the main floor with soaring 9 ft knockdown ceilings & a flood of natural light. This OPEN CONCEPT floor plan with huge rear windows boasts a captivating view of the impressive green belt behind the unit. The centralized kitchen offers a contemporary aesthetic with light natural toned cabinets, minimalistic hardware & glistening granite countertops. An abundance of cupboard & drawer space including a separate pantry. And, a massive kitchen island with breakfast bar is sure to be the social hub of the home. The bright spacious dining room will usher you to the warm comfort of your front balcony. Enjoy the stunning views of the green space through what feels like a wall of windows at the rear of the home. Savor the views from the large living room & office areas. As you make your way through the sliding glass patio doors you will be welcomed by a sizeable rear deck & beautifully landscaped & fenced back yard. Do you want to kick around the soccer ball with the kids or take FIDO for a walk? Simply slip out through the rear gate & take advantage of the GREEN SPACE & PATH WAY system behind you. On the upper level of the home you will be please to discover a stackable washer & dryer. A BRIGHT comfortable

sized master bedroom overlooking the GREEN SPACE with a 4 piece ensuite, extended counter top, & a generous sized walk in closet. The second bedroom offers a little show home flare with sophisticated patterned wall paper. A third bedroom & 4 piece main bath complete your tour of this stunning property. Modest condo fees & Pet Friendly with board approval. This well maintained 3 bedroom townhome is ideal for those with an active lifestyle. It is conveniently located across the street from shopping & 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 & parks throughout the community & saver the rest of the summer days at Chestermere Lake. A short drive to East Hills Shopping & 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.