



**GRASSROOTS**  
REALTY GROUP

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107, 380 Marina Drive  
Chestermere, Alberta

MLS # A2249843



**\$329,000**

Division:	Westmere		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	811 sq.ft.	Age:	2006 (19 yrs old)
Beds:	2	Baths:	1
Garage:	Parkade, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Baseboard	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Shingle	Condo Fee:	\$ 509
Basement:	-	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	-	Utilities:	-
Features:	Open Floorplan		

**Inclusions:** Window coverings and all appliances

Location, location, location! This newer low-rise condo offers the perfect blend of comfort and convenience. Situated on the main floor, this spacious two-bedroom unit features an open concept from the kitchen to the living and dining areas. The kitchen is highlighted by wood cabinetry that extends to the ceiling for added storage, an L-shaped island with eating bar, stainless steel appliances including a newer built-in microwave, and a large dining space adjacent to the kitchen. Sliding patio doors lead to a generous southwest-facing covered deck with a gas outlet. With over 800 square feet of living space, the unit is designed for both style and function. Hardwood flooring runs through the kitchen and living areas, while the bedrooms feature cozy carpet and the bathroom is finished with tile. The master bedroom offers a walk-through closet with access to the four-piece bathroom, while the second bedroom on the opposite side of the unit is ideal for guests or a home office. Additional features include in-suite laundry, two parking stalls—one underground and one surface—as well as extra storage downstairs. The building grounds are beautifully maintained and feature a gazebo and outdoor spaces with views of the lake. Residents enjoy access to a fitness room, library/puzzle room, and secure gated entry to the lake. Seasonal highlights such as fireworks over the lake, a holiday light festival, and sleigh rides in John Peak Park are right at your doorstep. This exceptional location is just minutes from the Chestermere library, grocery stores, restaurants, coffee shops, the dog park, and offers quick access to Highway 1 and Calgary (10 mins away). Whether you're looking for an investment opportunity or a place to enjoy the benefits of lake access, this condo is an outstanding choice.

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