



GRASSROOTS
REALTY GROUP

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465 marina Drive
Chestermere, Alberta

MLS # A2255917



\$900,000

Division:	Westmere		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,607 sq.ft.	Age:	2010 (15 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Aggregate, Front Drive, Garage Door Opener, Garage Faces Front, Heated G		
Lot Size:	0.15 Acre		
Lot Feat:	Greenbelt, Lake, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Silent Floor Joists, Stone, Stucco	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Bookcases, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Pantry, Vaulted Ceiling(s), Vinyl Windows		
Inclusions:	Sink with taps and drain in garage, garage heater, fridge in garage		

Welcome to 465 Marina Drive – A Custom-Built Lupi Luxury Home! Nestled beside a serene, treed greenbelt, this beautifully designed home offers a private backyard oasis and exceptional curb appeal with professional landscaping from front to back. Step inside to discover a thoughtfully designed floor plan featuring high-end finishes throughout: Triple Attached Garage: Includes a floor drain, painted and insulated walls, a garage heater, a passage door to the backyard, and a separate utility sink with taps and drain. Main Floor Highlights: Private den/home office Gourmet kitchen with granite countertops, high-end Thermador and KitchenAid stainless steel appliances Spacious walk-in pantry Great room with stunning stone fireplace and custom built-in cabinetry Upstairs Retreat: 2 oversized bedrooms Expansive bonus room with vaulted ceilings Elegant primary suite featuring a massive walk-in closet and a luxurious 5-piece ensuite Exterior & Finishing Touches: Professionally landscaped yard with decorative stone, retaining walls, trees, and shrubs Hand-scrapped hardwood flooring and elegant ceramic tile throughout Exposed aggregate concrete driveway and walkways Additional Features: Custom door headers throughout Central air conditioning Two high-efficiency furnaces Two humidifiers Water softener system This is more than a home – it’s a lifestyle. Immaculately maintained and loaded with upgrades, 465 Marina Drive is a must-see. Book your private viewing today and experience luxury living at its finest!