



GRASSROOTS
REALTY GROUP

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195, 300 Marina Drive
Chestermere, Alberta

MLS # A2256372



\$269,900

Division:	Westmere		
Type:	Residential/Low Rise (2-4 stories)		
Style:	Apartment-Single Level Unit		
Size:	820 sq.ft.	Age:	2012 (13 yrs old)
Beds:	2	Baths:	1
Garage:	Assigned, Stall		
Lot Size:	-		
Lot Feat:	-		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 216
Basement:	-	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RM3
Foundation:	-	Utilities:	-
Features:	Closet Organizers, Granite Counters, Open Floorplan, See Remarks, Separate Entrance, Soaking Tub, Storage, Track Lighting		

Inclusions: N/A

Welcome to affordable lake town living in this beautifully maintained third-floor condo, ideally located just steps from all that Chestermere has to offer. Located just steps from shopping and the Chestermere Marina/ boat launch and waterfront parks. The open-concept layout offers a bright and spacious living area filled with natural light, Upon entry you are greeted with a well-appointed kitchen having espresso cabinets, arborite countertops and sleek black appliance package opening to the big and bright living room. There are two generously sized bedrooms. A full bathroom, convenient in-suite laundry, and a private deck add to the comfort and livability of the space. You'll also appreciate the convenience of an assigned parking spot located just steps from the building. This home is perfectly situated near shopping, restaurants, professional services, parks, beaches, and Chestermere's scenic walking paths. Plus, it's just a short drive to East Hills Shopping Centre, where you'll find Costco, Walmart, Cineplex, and more. Whether you're looking to settle into a welcoming community or capitalize on a smart rental opportunity, this condo is a fantastic choice in one of Chestermere's most desirable lake communities. You're going to love living here—or renting it out.