



GRASSROOTS
REALTY GROUP

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**130, 300 Marina Drive
Chestermere, Alberta**

MLS # A2265379



\$429,000

Division:	Westmere		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,077 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Level, Rectangular		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 359
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	TC
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Animal Home, No Smoking Home		

Inclusions: N/A

Welcome to your new home in Chestermere Station. This bright and spacious end-unit townhouse offers the perfect blend of comfort and convenience. Nestled beside a large green space and just steps from a leash dog park, this home provides the lifestyle you have been looking for. Visitor parking is conveniently located right next door and you will appreciate the Calgary Transit stop just a few steps away. Inside, you are greeted with 9-foot knock-down ceilings, stylish laminate flooring and an open-concept layout that seamlessly connects the living, dining and kitchen areas. The modern kitchen showcases rich dark cabinetry, granite countertops, and plenty of workspace for everyday living. From the dining area, step out to your fenced private yard ideal for morning coffee or evening relaxation. Upstairs, the primary suite easily fits a king bed and features a walk-in closet with window and a 4-piece ensuite. Two additional bedrooms, another full bath with granite counters, and convenient upper-floor laundry complete this level. The fully finished basement offers a spacious family room and a rough-in for a future bathroom, providing great flexibility for your growing needs. Enjoy the single attached garage with driveway parking, plus a location close to shopping, schools and amenities. This Chestermere townhouse is move-in ready and waiting for you. Book your private tour today!