



GRASSROOTS
REALTY GROUP

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**36, 300 Marina Drive
Chestermere, Alberta**

MLS # A2265430



\$390,000

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Westmere | | |
| Type: | Residential/Five Plus | | |
| Style: | 3 (or more) Storey | | |
| Size: | 1,336 sq.ft. | Age: | 2013 (13 yrs old) |
| Beds: | 2 | Baths: | 2 full / 1 half |
| Garage: | Driveway, Single Garage Attached | | |
| Lot Size: | - | | |
| Lot Feat: | Back Lane, Few Trees, Front Yard, Landscaped, Lawn, Low Maintenance Land | | |

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|--------------------|--|-------------------|--------|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | \$ 256 |
| Basement: | None | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | TC |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Breakfast Bar, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Track Lighting, Walk-In Closet(s) | | |

Inclusions: N/A

Welcome to your new home in the heart of Chestermere – a bright, beautifully designed three-level townhome that perfectly blends comfort, convenience, and lifestyle. This spacious unit offers two generous bedrooms plus a versatile den that can easily serve as a third bedroom, home office, or guest space, providing flexible living options to suit your needs. You'll love the South facing yard and the brand new laminate flooring throughout the home! Bathed in natural light throughout, the open-concept main living area is warm and inviting, ideal for both quiet evenings in and entertaining friends. Step out onto the peaceful balcony located just off the kitchen – the perfect spot for morning coffee or a relaxing evening meal as you soak in the calm surroundings. Situated in a well-managed, family-friendly complex with low condo fees, this home offers peace of mind and excellent value. Location truly sets this property apart. Just steps from your front door, you'll find Safeway, McDonald's, medical and dental offices, and a wide array of fantastic restaurants and amenities – everything you need is literally across the street. But perhaps the biggest highlight is Chestermere Lake, directly across the road. Enjoy paddleboarding, kayaking, swimming, or just taking in the stunning views. Beautiful walking and biking paths invite you to explore the outdoors year-round, making this an ideal location for those who appreciate both nature and convenience. Whether you're a first-time buyer, downsizer, or looking for an investment in a thriving community, this property offers an incredible opportunity to live where lifestyle and location meet.