



GRASSROOTS
REALTY GROUP

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**115, 300 Marina Drive
Chestermere, Alberta**

MLS # A2276951



\$419,900

Division:	Westmere		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,210 sq.ft.	Age:	2012 (14 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Level, No Neighbours Behind, Street Lighting, Views		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 352
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, Storage, Vinyl Windows		

Inclusions: None

PERFECT LOCATION! Welcome to a beautifully appointed two-storey townhouse offering the perfect blend of comfort, style and an unbeatable location. Imagine stepping out your door and being just minutes from grocery stores, caf  s, restaurants, banks, and the stunning Chestermere Lake  this home truly places everything you need within easy walking distance. Featuring over 1,500 sq. ft. of thoughtfully designed living space, this home includes 3 spacious bedrooms, 2.5 bathrooms and an attached single garage. The main floor showcases a bright open-concept layout, ideal for everyday living and entertaining with a generous living area, a dining space that opens onto your private deck and a modern kitchen complete with stainless steel appliances and elegant granite countertops. A convenient two-piece powder room completes this level. Upstairs, you will find two well-sized bedrooms, a full bathroom, and a spacious primary retreat featuring its own private ensuite. The upper-level laundry adds everyday convenience. The finished basement offers a cozy recreation room with quality finishes and built-in speakers along with plenty of additional storage. Step outside to a fully fenced backyard backing onto green space, perfect for relaxing or entertaining on the professionally finished deck equipped with a gas line for your BBQ. Meticulously maintained and move-in ready, this home delivers exceptional value in a prime location. A rare opportunity to enjoy low-maintenance living in one of Chestermere  s most walkable and desirable areas  come visit for personal experience!