



GRASSROOTS
REALTY GROUP

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**852 Marina Drive
Chestermere, Alberta**

MLS # A2278914



\$529,000

Division:	Lakepointe		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,607 sq.ft.	Age:	2021 (5 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.06 Acre		
Lot Feat:	City Lot, No Neighbours Behind, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Vinyl Windows, Walk-In Closet(s)		

Inclusions: N/A

A warm, elegant townhome with absolutely NO CONDO FEES! Because of the front ATTACHED DOUBLE GARAGE and smart layout with 1600+ sqft, it feels more like a “real” home than a typical townhouse. Inside, you’ll notice calm blue-grey tones, light HARDWOOD flooring, and a bright, relaxed vibe that makes the whole space feel easy to live in. Plus, the TRIPLE-PANE WINDOWS keep things quiet and energy-friendly. The main floor has an open design with a VAULTED CEILING as you enter. The kitchen has QUARTZ counters, an ISLAND, a corner PANTRY, and plenty of room to cook. Just steps away, the living area features an electric FIREPLACE that gives the room a comfortable glow - perfect for movie nights or lazy Sundays. The dining area is sized perfectly for a large table to feast with friends. And the BACK DECK is another bonus for BBQs and summer soirees. Upstairs, a BONUS ROOM sits between the bedrooms - use it as a play space, hangout zone, or whatever fits your lifestyle. The PRIMARY bedroom includes a WALK-IN CLOSET and an ensuite with DOUBLE SINKS and a WALK-IN SHOWER. Two more bedrooms, a second full bathroom, and upstairs laundry make daily routines easy. The BASEMENT is unfinished, giving you the chance to design it your way - a rec room, a home gym, a fourth bedroom and bathroom, or even extra storage. And let’s not forget there’s also CENTRAL A/C for those warm summer days. Lakepointe is a family-friendly neighbourhood with easy access to schools, parks, pathways, shopping, and of course, CHESTERMERE LAKE. It’s the kind of place where you can walk the dog, hang out at the park, or enjoy a lakeside afternoon. If your wish list includes a home that feels super stylish and practically brand new, 852 Marina Drive is a fantastic fit!

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