



**465 marina Drive  
Chestermere, Alberta**

**MLS # A2278989**



**\$900,000**

<b>Division:</b>	Westmere		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,607 sq.ft.	<b>Age:</b>	2010 (16 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Aggregate, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Greenbelt, Lake, Rectangular Lot, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Silent Floor Joists, Stone, Stucco	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Bookcases, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Pantry, Vaulted Ceiling(s), Vinyl Windows		
<b>Inclusions:</b>	Fridge in garage, freezer in basement		

Welcome to 465 Marina Drive – A Custom-Built Lupi Luxury Home! Nestled beside a serene, treed greenbelt, this beautifully designed home offers a private backyard oasis and exceptional curb appeal with professional landscaping from front to back. Step inside to discover a thoughtfully designed floor plan featuring high-end finishes throughout: Triple Attached Garage: Includes a floor drain, painted and insulated walls, a garage heater, a passage door to the backyard, and a separate utility sink with taps and drain. Main Floor Highlights: Private den/home office Gourmet kitchen with granite countertops, high-end Thermador and KitchenAid stainless steel appliances Spacious walk-in pantry Great room with stunning stone fireplace and custom built-in cabinetry Upstairs Retreat: 2 oversized bedrooms Expansive bonus room with vaulted ceilings Elegant primary suite featuring a massive walk-in closet and a luxurious 5-piece ensuite Exterior & Finishing Touches: Professionally landscaped yard with decorative stone, retaining walls, trees, and shrubs Hand-scraped hardwood flooring and elegant ceramic tile throughout Exposed aggregate concrete driveway and walkways Additional Features: Custom door headers throughout Central air conditioning Two high-efficiency furnaces Basement design plans available Two humidifiers Water softener system This is more than a home – it's a lifestyle. Immaculately maintained and loaded with upgrades, 465 Marina Drive is a must-see. Book your private viewing today and experience luxury living at its finest!