

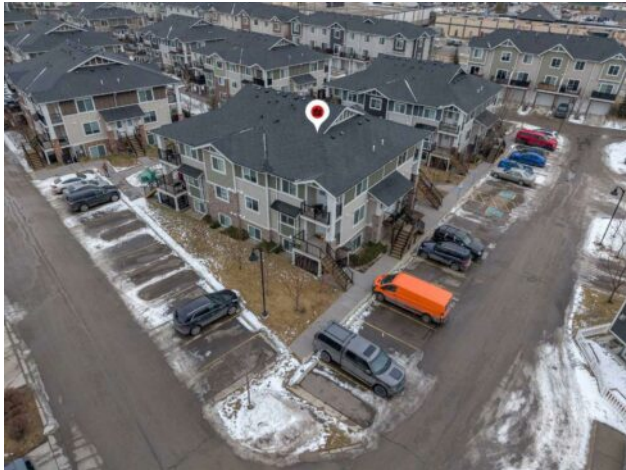


GRASSROOTS
REALTY GROUP

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150, 300 Marina Drive
Chestermere, Alberta

MLS # A2283258



\$258,800

Division:	Westmere		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	742 sq.ft.	Age:	2012 (14 yrs old)
Beds:	2	Baths:	1
Garage:	Stall		
Lot Size:	-		
Lot Feat:	Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 211
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RM3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, See Remarks		

Inclusions:	N/A
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LOW CONDO FEES!! ASSIGNED PARKING RIGHT IN FRONT OF THE UNIT!! RECENTLY RENOVATED!! NEW PAINT & NEW FLOORING!! 2 BEDROOMS 1 BATHROOM!! Welcome to this move-in-ready unit offering a smart, functional main-floor layout. The home opens into a bright living area that flows seamlessly into the dining space and kitchen—perfect for everyday living. The kitchen features a central island, providing extra prep space and seating. Down the hall, you’ll find two well-sized bedrooms, a 4-piece bathroom, and in-suite laundry for added convenience. Located in Chestermere Station, this home offers unbeatable access to amenities—shopping, grocery stores, restaurants, pubs, and coffee shops are all just steps away. Love the outdoors? Enjoy quick access to Chestermere Lake and nearby walking paths. An excellent opportunity for first-time buyers, downsizers, or investors—don’t miss this fantastic home in an amazing location!