



**#55, 300 Marina Drive  
Chestermere, Alberta**

**MLS # A2284386**



**\$480,000**

<b>Division:</b>	Westmere		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	2,133 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Back Lane, Lake, Landscaped, Level, Low Maintenance Landscape, Many Tr		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 423
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	RM3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to the largest unit in Chestermere Station, offering over 2,130 sq ft&mdash;approximately 400 sq ft larger than any other unit in the complex&mdash;plus the rare bonus of an attached double garage. This well-maintained three-storey townhome features an open-concept main level with high ceilings, quartz countertops, a spacious kitchen island, and a large private balcony. Upstairs offers a primary suite with walk-in closet and ensuite, additional bedrooms, a bonus room, and upper-level laundry. Ideally located minutes from Chestermere Lake, parks, walking paths, schools, shopping, and Chestermere Golf Club. Condo fees include insurance, professional management, reserve fund contributions, snow removal, and common area maintenance&mdash;making ownership simple and stress-free. Exceptional space, functionality, and lake-community living.