



**848 Marina Drive  
Chestermere, Alberta**

**MLS # A2285889**



**\$499,900**

|                  |   |               |                  |
|------------------|---|---------------|------------------|
| <b>Division:</b> | Westmere  |               |                  |
| <b>Type:</b>     | Residential/Five Plus   |               |                  |
| <b>Style:</b>    | 2 Storey  |               |                  |
| <b>Size:</b>     | 1,364 sq.ft.  | <b>Age:</b>   | 2021 (5 yrs old) |
| <b>Beds:</b>     | 3   | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Driveway, Garage Faces Front, Single Garage Attached                            |               |                  |
| <b>Lot Size:</b> | 0.05 Acre   |               |                  |
| <b>Lot Feat:</b> | Back Yard, Interior Lot, Level, Low Maintenance Landscape, No Neighbours Behind |               |                  |

|                    |   |                   |   |
|--------------------|---|-------------------|---|
| <b>Heating:</b>    | High Efficiency, Forced Air   | <b>Water:</b>     | - |
| <b>Floors:</b>     | Carpet, Hardwood, Tile  | <b>Sewer:</b>     | - |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | - |
| <b>Basement:</b>   | Full  | <b>LLD:</b>       | - |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame, Wood Siding  | <b>Zoning:</b>    | R |
| <b>Foundation:</b> | Poured Concrete   | <b>Utilities:</b> | - |
| <b>Features:</b>   | High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Vinyl Windows, Walk-In Closet(s) |                   |   |

**Inclusions:** TV Mounts x 3, Firepit in backyard

Look no further - This immaculate home has everything you want, for the price you need! Plenty of room for the whole family, featuring 3 beds, 3.5 baths and 1,950 SQ FT OF DEVELOPED LIVING SPACE and NO CONDO FEES! Lovely curb appeal with a sun drenched, limestone patio and a private front entrance (that is not shared with any neighbours). Impressive main floor with airy 9 FT CEILINGS, ENGINEERED HARDWOOD, EXTRA-TALL DOORS and a bright OPEN CONCEPT layout. Cooking and entertaining is a breeze in the functional kitchen, boasting QUARTZ COUNTERTOPS, SOFT CLOSE DRAWERS and ample cabinet space. There is also a 2-pc guest washroom, that is discretely tucked off to the side. Upstairs you will find 3 spacious bedrooms and convenient laundry room. Primary bedroom has a large walk-in closet and ensuite with walk-in shower. FULLY FINISHED BASEMENT is a great place to hang out, work or play. Beautiful new 3-pc washroom and storage space completes the lower level. NO NEIGHBOURS BEHIND YOU and ZERO MAINTENANCE LANDSCAPING in the backyard. Firepit is included. Other notable features include: ATTACHED GARAGE, large driveway, CENTRAL AC, TRIPLE PANE WINDOWS and ZEBRA BLINDS! This is an impeccably maintained property in the well established community of Westmere. Quick and easy access to Chestermere Lake, the dog park, schools, shopping and major roadways. You will love living here! Furniture is negotiable. Book a showing before it's too late and check out our 3D TOUR.