



**9, 300 Marina Drive
Chestermere, Alberta**

MLS # A2288717



\$389,900

Division:	Westmere		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,263 sq.ft.	Age:	2011 (15 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Driveway, Garage Door Opener, Single Garage Attached		
Lot Size:	0.03 Acre		
Lot Feat:	Front Yard, Landscaped, Low Maintenance Landscape		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 262
Basement:	Partial	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Kitchen Island, No Smoking Home		

Inclusions: BBQ, Tv Mount, Living room shelf, office shelf, bar stools

DOWNTOWN CHESTERMERE LIVING + PRIVATE FENCED YARD + ATTACHED GARAGE + LOW CONDO FEES — THIS IS THE ONE YOU’VE BEEN WAITING FOR!!! Welcome home to this BRIGHT + SUNNY 2 BEDROOM, 2 BATHROOM townhome perfectly situated in the HEART of downtown Chestermere — just steps to restaurants, shops, pubs, amenities, the BEACH and of course beautiful Chestermere Lake! RARE FEATURES you will LOVE: fenced yard, SINGLE ATTACHED GARAGE, full driveway for a SECOND VEHICLE, plus additional parking directly out front — WOW!!! The entry level welcomes you with a versatile FLEX ROOM — the perfect HOME OFFICE, gym, or bonus space — complete with a convenient half bath and direct access to your attached garage. Head upstairs to a BRIGHT + OPEN main living area designed for entertaining. The modern kitchen features GRANITE COUNTERTOPS, a large island with breakfast bar seating, NEW microwave hoodfan and sliding doors leading to your private balcony — the PERFECT spot for evening BBQs (and yes, the BBQ is INCLUDED!). The dining area flows seamlessly into the sun-filled living room — ideal for hosting friends, family, or catching the big game. Upstairs you’ll find TWO SPACIOUS BEDROOMS. The primary suite easily fits a KING-SIZE BED and includes a spacious closet with built ins. The second bedroom is generously sized and perfect for guests, kids, or additional office space. The upper level is completed with a 4-piece bathroom featuring GRANITE COUNTERS + MODERN VANITY, along with a convenient laundry room with BRAND NEW washer and dryer. Fresh paint, low condo fees, unbeatable walkability, private fenced yard (some are shared), garage + driveway parking — this home checks

ALL the boxes. If you've been waiting for the perfect place to call home at a price that DOESN'T break the bank —
THIS. IS. IT.