



**151, 300 Marina Drive  
Chestermere, Alberta**

**MLS # A2291525**



**\$248,400**

<b>Division:</b>	Westmere		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	748 sq.ft.	<b>Age:</b>	2013 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Parking Pad		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 211
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	RM3
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Open Floorplan, Storage, Tray Ceiling(s)		

**Inclusions:** none

Buying your first home or looking for an easy to rent investment property? This bright and sunny 2-bedroom condo in popular Chestermere Station is perfect for either. The open plan layout makes efficient use of the space and lends itself well to entertaining as well as everyday living. The well designed kitchen features black appliances and sleek wood grain cabinetry for a modern feel. The 2 bedrooms share the 4 pc bath and you're going to love the convenience of in-suite. The cozy outdoor living area is covered and semi enclosed so it can be enjoyed in most weather. This unit comes with an assigned parking stall that is just steps from your door and there is plenty of visitor parking throughout the complex. You're going to love living in this well maintained complex with its park like grounds complete with benches and a gazebo for relaxing after a stroll. And talk about a great location! You'll be able to walk to shopping, restaurants, bars, gyms, the library, and of course the lake & beach as well as the many gorgeous parks and pathways Westmere has to offer including a huge off leash dog park. Because yes - your fur babies are welcome with board approval. Don't miss your chance to own this great home in a wonderful lake community just minutes from Calgary.