



**GRASSROOTS**  
REALTY GROUP

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143, 300 MARINA Drive  
Chestermere, Alberta

MLS # A2292869



**\$265,000**

<b>Division:</b>	Westmere		
<b>Type:</b>	Residential/Low Rise (2-4 stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	758 sq.ft.	<b>Age:</b>	2012 (14 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Laminate, Tile
<b>Roof:</b>	-
<b>Basement:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	-
<b>Features:</b>	No Animal Home, Quartz Counters

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	\$ 199
<b>LLD:</b>	-
<b>Zoning:</b>	RM3
<b>Utilities:</b>	-

**Inclusions:** N/A

Fantastic 2-bedroom corner unit condo located in the highly desirable Chestermere Station. Perfectly situated just steps from shopping, restaurants, and everyday amenities, and only minutes from beautiful Chestermere Lake, this home offers both convenience and lifestyle. Located on the second floor, this bright open concept unit features neutral paint tones, large windows, and a functional layout that allows plenty of natural light to flow through the space. The recently renovated kitchen includes quartz countertops, creating a modern and stylish space that opens seamlessly to the living and dining areas. Additional highlights include in-suite laundry, an assigned parking stall, and low condo fees under \$200 per month. Each unit has its own furnace and hot water tank, helping keep monthly costs efficient and manageable. Offering incredible value in the growing community of Chestermere, this is a fantastic opportunity for investors, first time buyers, or anyone looking for low maintenance living close to the lake and all amenities.