31, 300 Marina Drive
Chestermere, Alberta

MLS # A2293193

$399,999

Division:	Westmere
Type:	Residential/Five Plus
Style:	3 (or more) Storey

Size:	1,356 sq.ft.	**Age:**	2013 (13 yrs old)
Beds:	2	**Baths:**	1 full / 1 half

Garage:	Concrete Driveway, Garage Door Opener, Garage Faces Rear, Single Garage
Lot Size:	-
Lot Feat:	Front Yard, Landscaped

Heating:	Central	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	**Sewer:**	-
Roof:	Asphalt	**Condo Fee:**	$ 256
Basement:	None	**LLD:**	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	**Zoning:**	R-1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Storage		

Inclusions:	call Lister

WELCOME TO CHESTERMERE MARINA DRIVE LIVING + LOW CONDO FEE + FRONT & BACK TWO BALCONIES + FRONT PRIVATE YARD + ATTACHED GARAGE + NEW A/C (2025) | NEW BLINDS (2026) | NEW 2-IN-1 WASHER/DRYER (2025) | GARAGE EPOXY. Fantastic opportunity to own a well-located home on Marina Drive STEPS FROM THE LAKE BEACH, AND directly across from a large plaza with GROCERY, BANKS, SHOP, and everyday amenities. The main floor offers a spacious entryway, sunny DEN, HOME OFFICE , HOME GYM OR EXTRA ROOM With 2-piece bath, and access to the attached garage with durable EPOXY FLOOR—designed to protect the floor, extend the life of your garage, and give it a clean, modern finish. The modern kitchen features granite countertops, STAINLESS STEEL APPLIANCES , and a large eat-up island, with access to a private balcony with BBQ gas line. The open-concept living and dining area leads to a second sunny balcony, perfect for relaxing or entertaining. Upstairs you’ll find 2 spacious BEDROOMS and a 4-piece BATHROOM. Enjoy an unbeatable lifestyle just minutes from the lake, BEACH, walking paths, schools, playgrounds, library, community centre, daycare, boating, swimming, and more. Move-in ready with great upgrades and an incredible location. DREAMING OF LUXURY LAKESIDE LIVING? THIS IS YOUR CHANCE, DON’T MISS THIS STUNNING OPPORTUNITY!”