



**232, 371 Marina Drive
Chestermere, Alberta**

MLS # A2300344



\$414,900

Division:	Westmere		
Type:	Residential/Other		
Style:	2 Storey		
Size:	1,368 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Lawn, Level, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 386
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-3
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Kitchen Island, Open Floorplan, Quartz Counters, Storage, Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Welcome to one of the best-located units in the complex, a fully renovated end unit tucked beside green space in a quiet corner, offering the perfect balance of privacy, functionality, and walkable convenience. This bright and open two-storey townhouse features over 1,360 sq ft above grade with three spacious bedrooms, including a generous primary retreat complete with its own ensuite and ample closet space. The main floor is designed for both everyday living and entertaining, featuring a comfortable living area centered around a cozy fireplace, a dedicated dining space, and a beautifully updated kitchen. The kitchen has been fully remodelled with high-end appliances, including an induction stove, along with added pantry storage that enhances both style and practicality. Throughout the home, you’ll find new vinyl plank flooring, updated carpeting, and modernized bathrooms, creating a true move-in-ready experience. Upstairs, all three bedrooms are well-sized and thoughtfully laid out, offering flexibility for families, professionals, or anyone needing extra space. The partially finished basement provides additional usable space, ideal for a home gym, office, or future development depending on your needs. Step outside to your private back deck, perfect for BBQing and relaxing, while enjoying the added privacy of being an end unit with minimal traffic and direct access to adjacent green space. The setting here is quiet, comfortable, and hard to replicate within a condo environment. What truly sets this home apart is the location. You are within walking distance to the lake, allowing for year-round enjoyment from swimming in the summer to skating in the winter, along with access to scenic walking paths, playgrounds, restaurants, daycare, and a wide range of everyday amenities. The community offers a quiet, established feel while still keeping everything you need

close at hand. Additional features include an attached single garage, convenient visitor parking, and low-maintenance living with condo fees covering exterior maintenance, snow removal, and landscaping. If you're looking for a turnkey home in a quiet, highly walkable location near the lake, this is a standout opportunity.