

# \$439,700 - 113, 300 Marina Drive, Chestermere

MLS® #A2241103

**\$439,700**

4 Bedroom, 3.00 Bathroom, 1,208 sqft

Residential on 0.00 Acres

Westmere, Chestermere, Alberta

This 4-bedroom, 3-bathroom townhouse condo features a fully finished basement, fresh paint throughout, and a location that cannot be beat! This home is COMPLETELY DONE – simply unpack and start living! It features beautiful cabinetry, quartz countertops, and plenty of natural light through the large windows. The upper level has 3 bedrooms, all of which are very spacious. The primary suite includes a very nice walk-in closet and a full ensuite bathroom. The basement is fully finished and includes a 4th bedroom, a family room, and plenty of storage space. From here, you can walk to restaurants, the grocery store, the beach, playgrounds, schools, and pretty much anything else a family will need on a daily basis. Please book a private viewing at your convenience.

Built in 2012

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2241103  |
| Price          | \$439,700 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,208     |
| Acres          | 0.00      |
| Year Built     | 2012      |



|          |               |
|----------|---------------|
| Type     | Residential   |
| Sub-Type | Row/Townhouse |
| Style    | 2 Storey      |
| Status   | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 113, 300 Marina Drive |
| Subdivision | Westmere              |
| City        | Chestermere           |
| County      | Chestermere           |
| Province    | Alberta               |
| Postal Code | T1X 0P6               |

### Amenities

|                |                                   |
|----------------|-----------------------------------|
| Amenities      | Parking, Storage                  |
| Parking Spaces | 2                                 |
| Parking        | Insulated, Single Garage Attached |
| # of Garages   | 1                                 |

### Interior

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | Closet Organizers, Granite Counters, Kitchen Island, Separate Entrance, Storage                          |
| Appliances        | Dishwasher, Dryer, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                  |
| Cooling           | None                                                                                                     |
| Has Basement      | Yes                                                                                                      |
| Basement          | Finished, Full                                                                                           |

### Exterior

|                   |                                                                                               |
|-------------------|-----------------------------------------------------------------------------------------------|
| Exterior Features | Private Entrance, Private Yard                                                                |
| Lot Description   | Back Lane, Back Yard, Cul-De-Sac, Landscaped, Low Maintenance Landscape, No Neighbours Behind |
| Roof              | Asphalt Shingle                                                                               |
| Construction      | Stone, Vinyl Siding, Wood Frame                                                               |
| Foundation        | Poured Concrete                                                                               |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 21st, 2025 |
| Days on Market | 17              |

Zoning R1

Listing Details

Listing Office CIR Realty

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