

# \$394,900 - 132, 300 Marina Drive, Chestermere

MLS® #A2247316

**\$394,900**

2 Bedroom, 3.00 Bathroom, 1,209 sqft

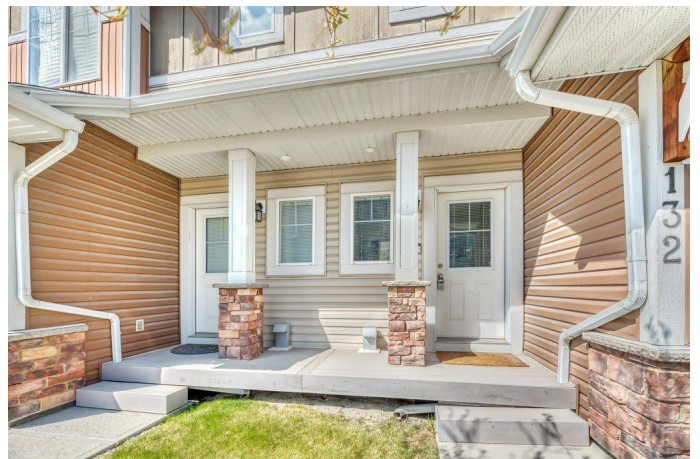
Residential on 0.00 Acres

Westmere, Chestermere, Alberta

Located in Chestermere Station this modern 2 story townhome offers carefree living with a spacious fenced yard and attached garage. Amazing walkability with all of

Chestermere's amenities just steps from your front door. Walk to shopping, restaurants, bars, gyms, the library and of course the lake, beach and the many picturesque parks and pathways that Westmere has to offer including an off leash dog park. A cozy little covered front porch provides a little touch of charm.

Just inside the front door is a spacious tiled front entryway with closet plus a 2 pc powder is nicely tucked away from the main living space. Just up a couple of steps is the open concept living space. Modern finishes in the well equipped kitchen include wood grain cabinetry, stainless steel appliances, subway tile backsplash and granite counters. Between the kitchen & dining area is a counter height peninsula with seating. From the bright and sunny dining area you can access your back patio allowing for easy BBQing year round. A corner gas fireplace provides both warmth and ambience. You'll love the durable and attractive laminate flooring throughout this level as well as the large windows that allow natural light to flood in. Upstairs you'll find 2 good sized bedrooms plus a bonus room that would make for a great office, playroom, TV area or whatever suits your needs. The primary bedroom comes complete with a 3 pc ensuite and large walk in closet. The 2nd bedroom is a good size as well and is



conveniently located next to the main bath. This unit comes with a rare full basement that is ready for you to develop to suit your needs. Laundry as well as a rough in for a bathroom are located down here plus there are big windows meaning you can add a bedroom if you choose. The spacious yard is fenced making it perfect for kids or pets to play in. Yes - your fur babies are welcome in this pet friendly with board approval complex, but thereâ€™s no need to bring your shovel since snow removal and ground maintenance is included. You are going to love living here.

Built in 2012

### Essential Information

MLS® #	A2247316
Price	\$394,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,209
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	132, 300 Marina Drive
Subdivision	Westmere
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 0P6

### Amenities

Amenities	Gazebo, Trash, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

## Interior

Interior Features	Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

## Exterior

Exterior Features	None
Lot Description	Back Yard, Front Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	August 9th, 2025
Zoning	R4

## Listing Details

Listing Office	RE/MAX Key
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