

**239, 300 Marina Drive
Chestermere, Alberta**
MLS # A2215154


\$299,000

Division:	Westmere		
Type:	Residential/Five Plus		
Style:	Townhouse-Stacked		
Size:	738 sq.ft.	Age:	2012 (13 yrs old)
Beds:	2	Baths:	1
Garage:	See Remarks, Stall		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 211
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	TC
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Window coverings

Welcome to Chestermere Station – where everyday living meets unbeatable convenience. This bright and well-maintained middle-floor 2-bedroom, 1-bath condo offers a functional open-concept layout that makes the most of its space and natural light. The living room is perfect for relaxing or entertaining and connects effortlessly to a stylish kitchen featuring modern finishes, generous cabinetry, and all the essentials you need. Both bedrooms are spacious and filled with natural light, offering flexibility for a home office or guest space. The four-piece bathroom is centrally located, making it easily accessible while still providing privacy. You’ll also appreciate the in-suite laundry — always a game changer — and a covered balcony, ideal for enjoying summer evenings or your morning coffee. You're just steps from a variety of shopping and dining options, with everything you need close by — and best of all, Chestermere Lake is less than a 5-minute walk away, giving you access to beautiful scenery, walking paths, and seasonal recreation. Whether you're a first-time buyer, downsizer, or investor, this is a smart opportunity in a well-managed complex. Book your showing today and see what Chestermere Station living is all about.