

**180, 371 Marina Drive  
Chestermere, Alberta**

**MLS # A2219615**



**\$439,900**

<b>Division:</b>	Westmere		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,394 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Concrete Driveway, Driveway, Enclosed, Front Drive, Garage Faces Front, Si		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 384
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Stone Counters		

**Inclusions:** NA

OPEN HOUSE SATURDAY MAY 17th - 1-3pm &bull; Fully Finished Air Conditioned &bull; 2 Bedrm + Flex & 4 Bathrooms &bull; Single Attached Garage &bull; Location is Everything &ndash; Welcome to WATERSIDE on Marina Drive, just half a block from Chestermere Lake! FULLY DEVELOPED & UPDATED in the sought after Westmere offers the perfect blend of lifestyle & convenience. Ideally located just steps from a playground, the lake, grocery, coffee, restaurants, dog off-leash & scenic walking paths. Step inside & be greeted with a spacious entryway - bright & open concept main floor. MODERN KITCHEN & UPGRADES: Updated kitchen with white cabinetry, quartz counters, centre island & newer stainless appliances. Freshly painted & updated luxury vinyl plank flooring & plush carpet. Spacious living room with gas fireplace & large windows that flood the space with natural light. UPPER LEVEL: Offers a large bonus/flex room (easily converted to a 3rd bdrm), two bedrooms including a primary suite with a 3-piece ensuite bath plus a 4 piece family bathroom. LOWER LEVEL: Fully finished with a large rec room with built in speakers, huge window letting in natural light, separate laundry room & 2 piece bathroom. LOCATION PERKS: South-facing backyard with a new deck. Direct access to the walking path right behind. You&rsquo;re only minutes from a top-tier golf course, schools, a massive rec centre, and every amenity you need. EXTRA&rsquo;S YOU&rsquo;LL LOVE: Air Conditioning &bull; New Hot Water Tank &bull; Custom Window Coverings &bull; Updated Lighting & Fans &bull; New Toilets & Dishwasher &bull; Topped up Insulation. Over 1960 sq feet of developed living space! Single attached garage + parking pad + ample visitor parking in the quiet, family-friendly complex. Meticulously maintained & move-in ready! \*\*\* Call your favourite realtor to view & be

sure to Check out the 3D Tour!