

**112, 300 Marina Drive
Chestermere, Alberta**

MLS # A2234214



\$434,900

Division:	Westmere		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,213 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 352
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Stone, Vinyl Siding, Wood Frame, Wood Siding	Zoning:	999999
Foundation:	Poured Concrete	Utilities:	-
Features:	Walk-In Closet(s)		

Inclusions: M/A

This charming and well-maintained townhome offers a perfect blend of comfort, practicality, and location in the heart of Chestermere. Featuring three spacious bedrooms, a private fenced backyard, and a single attached garage, it's an ideal choice for families, first-time buyers, or anyone seeking effortless living near the lake. The kitchen is thoughtfully designed with stainless steel appliances and granite countertops, while the bright, open living area centers around a cozy gas fireplace and offers plenty of room to relax or entertain. Step outside to your own concrete patio and fully fenced yard, perfect for enjoying sunny afternoons or hosting summer BBQs. Upstairs, the primary suite boasts a walk-in closet and a private ensuite, while the two additional bedrooms offer flexibility for guests, kids, or a home office. The unfinished basement provides the opportunity to create a custom space that suits your lifestyle, whether it be a gym, rec room, or media area. All of this just a short walk to Chestermere Lake and nearby amenities like Safeway, Starbucks, restaurants, fitness centres, and more.