

654 Marina Drive
Chestermere, Alberta**MLS # A2118683****\$899,900**

Division:	Westmere		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,437 sq.ft.	Age:	2013 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Lawn, Interior Lot, Landscaped, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Composite Siding, Concrete, Stone, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Pantry, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		

Inclusions: Shed, Central Air, TV Mounts, Basement Fridge, Basement Dishwasher.

4-Bedrooms | 3.5-Bathrooms | Walkout Basement | Central Air | New Furnace Jan 2024 | High Ceilings | Accent Walls | Gas Fireplace | Chef's Kitchen | Gas Stove | Pantry | Upper Level Laundry Room | Upper Level bonus Room | Finished Basement | Wet Bar | Triple Garage | Large Backyard. Welcome to the exquisite 2-storey, 4-bed, 3.5-bath home that offers a triple car garage, a fully developed walkout basement, central air and is loaded with upgrades! The interior has stunning features including an exposed brick wall, high ceilings, hardwood flooring, modern lighting and more! Step into the elegance as you pass through the hall to the large living room that is complete with the statement piece exposed brick wall, gas fireplace and large East facing windows filling the main floor with natural morning light! For the chef in the house, there is a beautiful kitchen complete with upgraded Stainless Steel Appliances and a gas stove. The kitchen is complimented with a walk-thru pantry, plenty of cupboard and counter space plus a large center island with Granite Waterfall edges and barstool seating. A spacious dining area for your table next to the extra cabinets! From here you can step out on to gorgeous balcony; perfect for catching some sun and has a gas line for BBQ! Upstairs you will find a spacious bonus room, 3 bedrooms, 2 full bathrooms and convenient upper level laundry. The primary bedroom comes complete with vaulted ceilings, exposed brick, a walk-in closet and a beautiful 5pc ensuite oasis. This ensuite features a large soaking tub that separates the His & Hers vanities, a standalone shower and a private toilet. The remaining upper level bedrooms share a 4pc bathroom with a tub/shower combo and storage under the sink. The walkout basement is fully developed with a separate entrance through the rear walk-out that leads to a concrete patio. This

lower level features an expansive family room with an open floor plan to a wet bar equipped with a refrigerator and cabinet storage. This level holds a spacious bedroom, a 3pc bathroom with a gorgeous tiled shower with glass doors and a utility room with storage. Outside is a large fully fenced landscaped backyard; the perfect space for entertaining family and friends. Book a showing at this incredible home today!