

**24, 300 Marina Drive
Chestermere, Alberta**

MLS # A2208257



\$400,000

Division:	Westmere		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,351 sq.ft.	Age:	2012 (13 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Covered, Driveway, Enclosed, Garage Door Opener, Gar		
Lot Size:	-		
Lot Feat:	Front Yard, Landscaped, Lawn, Level, Rectangular Lot, See Remarks		

Heating:	Central, Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 256
Basement:	None	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1
Foundation:	Slab	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, See Remarks, Separate Entrance, Stone Counters, Storage, Vinyl Windows		

Inclusions: N/A

WOW! Welcome to #24, 300 Marina Drive - in the sought-after "Chestermere Station" complex! This stunning townhouse offers a perfect blend of modern living and convenience, featuring 2 spacious bedrooms + den, and 2.5 bathrooms in over 1,350 square feet of living space. Designed with an open-concept floorplan, the home boasts laminate and carpet flooring, granite countertops throughout (kitchen and bathrooms), and stainless steel appliances (including a fridge with water/ice functionality, and a newer dishwasher). Enjoy the luxury of two private balconies, a fenced front yard, an oversized single attached garage and a full-length driveway. Recent upgrades include some carpeting, kitchen faucet, and smoke/CO detectors. With a southeast front exposure and northwest rear exposure, this home is filled with natural light throughout the day! Ideally located walking distance to Chestermere Lake and a wealth of local amenities. Don't miss out on this exceptional opportunity - call now to schedule a viewing!