# \$409,900 - 132, 300 Marina Drive, Chestermere

MLS® #A2215217

# \$409,900

2 Bedroom, 3.00 Bathroom, 1,209 sqft Residential on 0.00 Acres

Westmere, Chestermere, Alberta

Located in Chestermere Station this modern 2 story townhome offers carefree living with a spacious fenced yard and attached garage. Amazing walkability with all of Chestermere's amenities just steps from your front door. Walk to shopping, restaurants, bars, gyms, the library and of course the lake, beach and the many picturesque parks and pathways that Westmere has to offer including an off leash dog park. A cozy little covered front porch provides a little touch of charm. Just inside the front door is a spacious tiled front entryway with closet plus a 2 pc powder is nicely tucked away from the main living space. Just up a couple of steps is the open concept living space. Modern finishes in the well equipped kitchen include wood grain cabinetry, stainless steel appliances, subway tile backsplash and granite counters. Between the kitchen & dining area is a counter height peninsula with seating. From the bright and sunny dining area you can access your back patio allowing for easy BBQing year round. A corner gas fireplace provides both warmth and ambience. You'II love the durable and attractive laminate flooring throughout this level as well as the large windows that allow natural light to flood in. Upstairs you'II find 2 good sized bedrooms plus a bonus room that would make for a great office, playroom, TV area or whatever suits your needs. The primary bedroom comes complete with a 3 pc ensuite and large walk in closet. The 2nd bedroom is a good size as well and is







conveniently located next to the main bath. This unit comes with a rare full basement that is ready for you to develop to suit your needs. Laundry as well as a rough in for a bathroom are located down here plus there are big windows meaning you can add a bedroom if you choose. The spacious yard is fenced making it perfect for kids or pets to play in. Yes - your fur babies are welcome in this pet friendly with board approval complex, but there's no need to bring your shovel since snow removal and ground maintenance is included. You are going to love living here.

#### Built in 2012

## **Essential Information**

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Price \$409,900

Bedrooms 2

Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,209

Acres 0.00

Year Built 2012

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

# **Community Information**

Address 132, 300 Marina Drive

Subdivision Westmere
City Chestermere
County Chestermere

Province Alberta
Postal Code T1X 0P6

# **Amenities**

Amenities Visitor Parking, Gazebo, Trash

Parking Spaces

Parking Single Garage Attached

2

# of Garages 1

## Interior

Interior Features Closet Organizers, Granite Counters, Kitchen Island, No Animal Home,

No Smoking Home, Pantry, Vinyl Windows

Appliances Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood

Fan, Refrigerator, Washer, Window Coverings

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Gas Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features None

Lot Description Back Yard, Front Yard

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed May 2nd, 2025

Days on Market 44
Zoning R4

# **Listing Details**

Listing Office RE/MAX Key

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