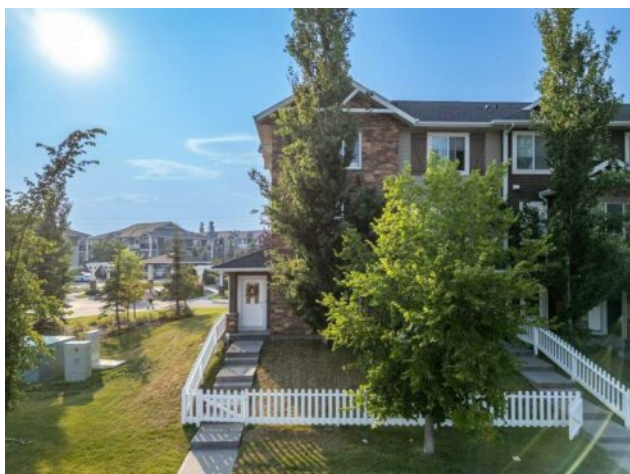


53, 300 Marina Drive  
Chestermere, Alberta

MLS # A2158920



## \$499,900

<b>Division:</b>	Westmere		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 Storey		
<b>Size:</b>	1,682 sq.ft.	<b>Age:</b>	2013 (11 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Corner Lot, Front Yard		

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Ceramic Tile, Laminate

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** \$ 307

**Basement:** None

**LLD:** -

**Exterior:** Stone, Vinyl Siding, Wood Frame

**Zoning:** TC

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Ceiling Fan(s), Granite Counters, High Ceilings

**Inclusions:** None

Double garage dreaming! Don't miss out on this very rare corner townhome showcasing two indoor + outdoor parking spots. Spread out over an impressive 1,682 sqft, this 2 bed + 2.5 bath + main floor office unit is ready for its new owner. Work from home or occasionally have clients over? Then you will love the main level flex space that creates an ideal separation for your days. Head up the stairs to appreciate the wood flooring, large windows and open concept layout. The modern kitchen shines with granite countertops, stainless steel appliances, tile backsplash and loads of storage. The amalgamating living + dining areas make entertaining guests a breeze. Step out to the sun-drenched southwest facing patio to fire up the BBQ and relax with a beverage in hand. On the top level you will find the large primary with dual closets, modern en-suite along with a guest bedroom + bathroom, linen and spacious laundry. Rounding out the perks are central vacuum, under stair storage, fenced in front yard and the potential to add A/C. Enjoy a location that is mere steps to the water, beach, boat launch, grocery store, coffee shops, restaurants, walking paths and golf course. Enough waiting - it's time for a life upgrade in Chestermere!