

73, 300 Marina Drive
Chestermere, Alberta

MLS # A2170333



\$445,000

Division:	Westmere		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,297 sq.ft.	Age:	2013 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 314
Basement:	Finished, Full	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	TC
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Granite Counters, High Ceilings, Open Floorplan, Pantry		

Inclusions: Wardrobes in bonus room

Welcome to this stunning end unit townhome in the heart of Chestermere, offering an unbeatable combination of comfort, style, and convenience! Boasting 3 spacious bedrooms and 2.5 baths, this home is perfect for families looking for modern living. Step inside to discover a bright and airy open concept living space, filled with an abundance of natural light thanks to its end unit location. The main floor features beautiful laminate flooring throughout, leading you from the cozy living room to the elegant dining area and gourmet kitchen, which is equipped with numerous upgrades. Enjoy cooking with granite countertops, a stylish backsplash and upgraded stainless steel appliances! The top floor showcases two generous bedrooms along with a bonus room that can easily be converted into a fourth bedroom with a walk-in closet. The luxurious master bedroom includes its own en-suite bathroom and walk-in closet, providing a personal retreat for relaxation. Additional highlights include a convenient powder room on the main floor, a front balcony with built-in gas for your BBQ, and a second private balcony overlooking your fenced yard—perfect for outdoor entertaining. The basement is fully finished and offers a ROUGH-IN for an additional 4-piece bathroom, giving you even more potential. The attached single front garage includes built-in shelves for ample storage, and the driveway parking adds to the convenience. Enjoy peace of mind with condominium fees that cover grass cutting, snow removal, and access to a reserve fund. Located within 1km of shopping and restaurants, and just a stone's throw from walking paths leading to an off-leash dog park and boat access, this townhome offers the perfect blend of luxury and location. Don't miss your opportunity to own this unique gem with a private yard in one of the most desirable complexes in Chestermere!

Schedule your viewing today and make this amazing townhome your new home sweet home!