

107, 300 Marina Drive
Chestermere, Alberta

MLS # A2177627



\$440,000

Division:	Westmere		
Type:	Residential/Five Plus		
Style:	3 Storey		
Size:	1,333 sq.ft.	Age:	2013 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Dog Run Fenced In		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 314
Basement:	See Remarks, Unfinished	LLD:	-
Exterior:	Composite Siding, Stone	Zoning:	TC
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Stone Counters		

Inclusions: N/A

Welcome to 107-300 Marina Drive in Chestermere! This spacious 3-storey townhouse offers 3 bedrooms, 2.5 bathrooms, and thoughtful design throughout. The main floor features an open-concept kitchen with stainless steel appliances, ideal for both everyday meals and entertaining. Upstairs, the primary bedroom boasts a walk-in closet and a private 3-piece ensuite. You'll also find the convenience of an upper-level laundry room. The undeveloped basement includes a bathroom rough-in and offers a fantastic opportunity to add a fourth bedroom, a home office, or additional living space in the future. Outside, enjoy a fenced backyard that backs onto peaceful green space, perfect for outdoor relaxation or family gatherings. With an attached 1-car garage and easy access to Chestermere Lake, parks, schools, and amenities, this home is ready to be your lakeside retreat! Don't miss out on the potential and lifestyle this home offers—book a showing today!