

114, 300 Marina Drive
Chestermere, Alberta

MLS # A2196133



\$449,000

Division:	Westmere		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,224 sq.ft.	Age:	2013 (12 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 336
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions: n/a

Priced To Sell! Location! Location! Location! SHOWS LIKE NEW! This stunning *fully upgraded townhouse* is perfectly situated with *no neighbors behind*, backing onto a **beautiful green space with a park** and the prestigious *Paradise Road Estate homes*! Just a *short walk to Chestermere Lake* and Chestermere Town Market & Plaza, this home offers both convenience and serenity. walking distance to School. Step inside and be amazed by the *modern open-concept layout*, featuring *LVP flooring, high ceilings, and a gorgeous kitchen* with elegant cabinetry, *granite countertops, a graphite sink, pantry, and upgraded appliances**. The main level also boasts a cozy living area with access to your *private, fenced backyard*—perfect for relaxation or entertaining. Main floor also has 2 pcs bathroom. The upper-level offers *3 spacious bedrooms, 2 full bathrooms, and a convenient upstairs laundry*. The *primary bedroom is a retreat of its own*, featuring a *walk-in closet and a stylish ensuite**. Adding even more value is the *fully finished basement*, brand new and complete with an additional *full 4-piece bathroom*—a rare find in townhomes! just minutes from **Chestermere Lake and Chestermere Town Market & Plaza**. It features: *3 Bedrooms & 3.5 Bathrooms** *Fully Finished Basement** with a brand-new **4-piece bathroom** *No Neighbours Behind** – backs onto a **green space and park** *Modern Open Concept Layout** with **LVP flooring & high ceilings** *Upgraded Kitchen** – granite countertops, pantry, graphite sink & premium appliances *Private Fenced Backyard** *Master Suite with Walk-in Closet & Ensuite** *Upstairs Laundry for Convenience** This incredible home won’t last long—*Don’t miss out!* Book your private viewing today!