

**245, 300 Marina Drive**  
**Chestermere, Alberta**

**MLS # A2202701**



**\$274,900**

<b>Division:</b>	Westmere		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	Townhouse-Stacked		
<b>Size:</b>	802 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	1
<b>Garage:</b>	Stall		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 211
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	TC
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** N/A

Welcome to 245, 300 Marina Drive, a bright and inviting top-floor stacked townhouse in the heart of Chestermere. This 2-bedroom, 1-bathroom unit offers an open-concept design that seamlessly connects the kitchen, dining area, and living room, creating a spacious and functional living space. Enjoy plenty of natural light and beautiful sunny views from the southwest-facing balcony, perfect for relaxing or entertaining. The unit also features in-suite laundry for added convenience and comes with one assigned parking stall. Located just steps away from Chestermere Lake, shopping, dining, and walking paths, this home is ideal for first-time buyers, downsizers, or investors. Don't miss out on this fantastic opportunity—schedule your viewing today!