

**24, 300 Marina Drive  
Chestermere, Alberta**

**MLS # A2208257**



**\$400,000**

<b>Division:</b>	Westmere		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	3 (or more) Storey		
<b>Size:</b>	1,351 sq.ft.	<b>Age:</b>	2012 (13 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Covered, Driveway, Enclosed, Garage Door Opener, Gar		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	Front Yard, Landscaped, Lawn, Level, Rectangular Lot, See Remarks		

<b>Heating:</b>	Central, Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 256
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Slab	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Kitchen Island, Open Floorplan, See Remarks, Separate Entrance, Stone Counters, Storage, Vinyl Windows		
<b>Inclusions:</b>	N/A		

\*\*\* OPEN HOUSE SUNDAY, APRIL 13 from 2:00-4:00PM \*\*\* WOW! Welcome to #24, 300 Marina Drive - in the sought-after &ldquo;Chestermere Station&rdquo; complex! This stunning townhouse offers a perfect blend of modern living and convenience, featuring 2 spacious bedrooms + den, and 2.5 bathrooms in over 1,350 square feet of living space. Designed with an open-concept floorplan, the home boasts laminate and carpet flooring, granite countertops throughout (kitchen and bathrooms), and stainless steel appliances (including a fridge with water/ice functionality, and a newer dishwasher). Enjoy the luxury of two private balconies, a fenced front yard, an oversized single attached garage and a full-length driveway. Recent upgrades include some carpeting, kitchen faucet, and smoke/CO detectors. With a southeast front exposure and northwest rear exposure, this home is filled with natural light throughout the day! Ideally located walking distance to Chestermere Lake and a wealth of local amenities. Don't miss out on this exceptional opportunity - call now to schedule a viewing!