

**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 MONDAY, MAY 19, from 2:00-5:00PM \*\*\* WOW! Welcome to #24, 300 Marina Drive - in the sought-after "Chestermere Station" 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!