

# \$434,900 - 112, 300 Marina Drive, Chestermere

MLS® #A2234214

**\$434,900**

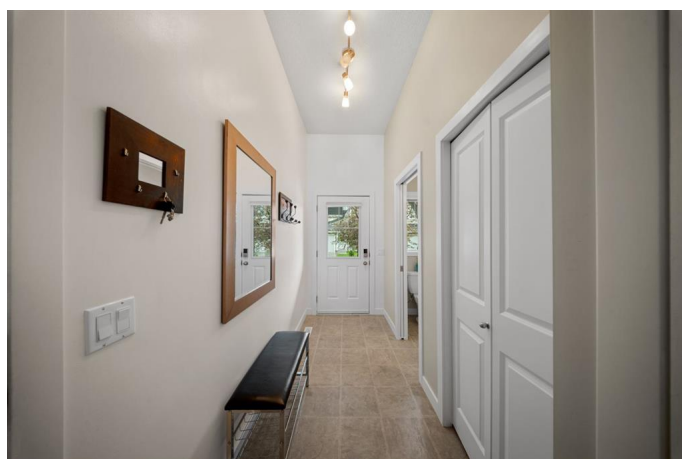
3 Bedroom, 3.00 Bathroom, 1,213 sqft

Residential on 0.00 Acres

Westmere, Chestermere, Alberta

This charming and well-maintained townhome offers a perfect blend of comfort, practicality, and location in the heart of Chestermere.

Featuring three spacious bedrooms, a private fenced backyard, and a single attached garage, it's an ideal choice for families, first-time buyers, or anyone seeking effortless living near the lake. The kitchen is thoughtfully designed with stainless steel appliances and granite countertops, while the bright, open living area centers around a cozy gas fireplace and offers plenty of room to relax or entertain. Step outside to your own concrete patio and fully fenced yard, perfect for enjoying sunny afternoons or hosting summer BBQs. Upstairs, the primary suite boasts a walk-in closet and a private ensuite, while the two additional bedrooms offer flexibility for guests, kids, or a home office. The unfinished basement provides the opportunity to create a custom space that suits your lifestyle, whether it be a gym, rec room, or media area. All of this just a short walk to Chestermere Lake and nearby amenities like Safeway, Starbucks, restaurants, fitness centres, and more.



Built in 2013

## Essential Information

MLS® # A2234214

Price \$434,900

Bedrooms 3

|                |               |
|----------------|---------------|
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,213         |
| Acres          | 0.00          |
| Year Built     | 2013          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

### **Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 112, 300 Marina Drive |
| Subdivision | Westmere              |
| City        | Chestermere           |
| County      | Chestermere           |
| Province    | Alberta               |
| Postal Code | T1X 0P6               |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Amenities      | Other                  |
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

### **Interior**

|                   |   |
|-------------------|---|
| Interior Features | Walk-In Closet(s)   |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked |
| Heating           | Forced Air  |
| Cooling           | None  |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas   |
| Has Basement      | Yes   |
| Basement          | Full, Unfinished  |

### **Exterior**

|                   |                                |
|-------------------|--------------------------------|
| Exterior Features | Private Entrance, Private Yard |
|-------------------|--------------------------------|

|                 |  |
|-----------------|--|
| Lot Description | Back Yard, Landscaped                                  |
| Roof            | Asphalt Shingle  |
| Construction    | Concrete, Stone, Vinyl Siding, Wood Frame, Wood Siding |
| Foundation      | Poured Concrete  |

**Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | June 24th, 2025 |
| Days on Market | 7               |
| Zoning         | 999999          |

**Listing Details**

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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