

# \$399,900 - 240, 371 Marina Drive, Chestermere

MLS® #A2236400

**\$399,900**

3 Bedroom, 3.00 Bathroom, 1,385 sqft

Residential on 0.04 Acres

Westmere, Chestermere, Alberta

Welcome to your perfect slice of Chestermere living in the vibrant Waterside community! This charming 3-bedroom townhome in the heart of Westmere is ready to steal your heart with its open, family-friendly layout and unbeatable location. Whether you're a growing family or just love a cozy yet spacious home, this place has it all. Step inside to a welcoming entryway with a handy built-in desk—perfect for jotting down your to-do list or setting up a cute work-from-home nook. The main floor flows effortlessly into a bright, open-concept living room, dining area, and kitchen, making it a breeze to entertain or keep an eye on the kids while cooking. The kitchen is a dream, boasting updated stainless-steel appliances, tons of cabinet space, and a central island for casual meals. Just off the dining area, step through the patio doors to your large deck and quiet, private backyard—a rare gem for relaxing, grilling, or letting the kids/pets play in the fully landscaped, grassy space. Upstairs, you'll find three generous bedrooms, including a spacious primary retreat with a 3-piece ensuite and ample closet space to keep your wardrobe organized. A second 4-piece bathroom ensures everyone has room to get ready in the morning. Need more space? The undeveloped basement with a bathroom rough-in and egress window is a blank canvas waiting for your personal touch—think home gym, media room, or extra bedroom! This home comes with a single attached garage plus room for one more on



the driveway and plenty of visitor parking. Youâ€™ll love the exceptionally low condo fees compared to similar townhomes in Chestermere that include snow removal, grounds maintenance and garbage/recycling. The pet-friendly complex (with board approval) is beautifully maintained with a park-like setting that includes a gazebo and playground. Healthy financials and a well-run corporation, reassure you that you can move in worry-free. Bonus: youâ€™re just steps from Chestermereâ€™s stunning lake, pathways, parks, shopping, restaurants, and all the amenities this lively lakeside community has to offer. With its open layout, modern updates, and prime location, this townhome is ready for you to make it your own. Book a showing today and come see why Waterside living is the best way to enjoy Chestermere!

Built in 2005

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2236400      |
| Price          | \$399,900     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,385         |
| Acres          | 0.04          |
| Year Built     | 2005          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                       |
|-------------|-----------------------|
| Address     | 240, 371 Marina Drive |
| Subdivision | Westmere              |

|             |             |
|-------------|-------------|
| City        | Chestermere |
| County      | Chestermere |
| Province    | Alberta     |
| Postal Code | T1X 1V1     |

### Amenities

|                |                            |
|----------------|----------------------------|
| Amenities      | Parking, Playground, Trash |
| Parking Spaces | 2                          |
| Parking        | Single Garage Attached     |
| # of Garages   | 1                          |

### Interior

|                   |                                                                                                         |
|-------------------|---------------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                             |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Range Hood, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Forced Air                                                                                              |
| Cooling           | None                                                                                                    |
| Has Basement      | Yes                                                                                                     |
| Basement          | Full, Unfinished                                                                                        |

### Exterior

|                   |                                                             |
|-------------------|-------------------------------------------------------------|
| Exterior Features | Other                                                       |
| Lot Description   | Back Yard, Backs on to Park/Green Space, Gazebo, Landscaped |
| Roof              | Asphalt Shingle                                             |
| Construction      | Vinyl Siding, Wood Frame                                    |
| Foundation        | Poured Concrete                                             |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | July 3rd, 2025 |
| Days on Market | 54             |
| Zoning         | R3             |

### Listing Details

|                |                            |
|----------------|----------------------------|
| Listing Office | RE/MAX iRealty Innovations |
|----------------|----------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.