

# \$949,900 - 473 Marina Drive, Chestermere

MLS® #A2185377

**\$949,900**

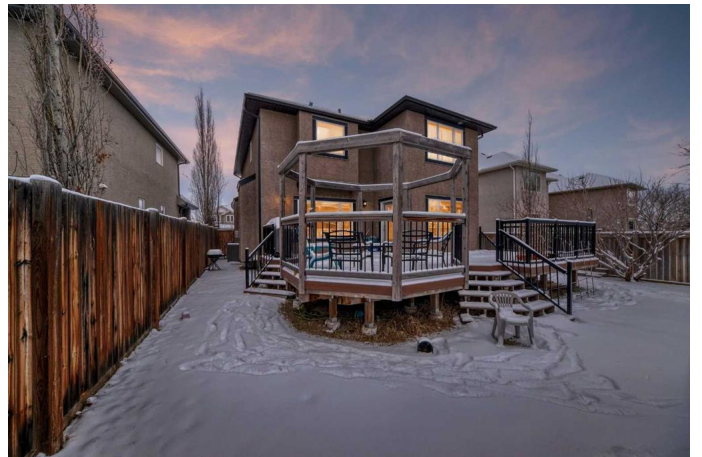
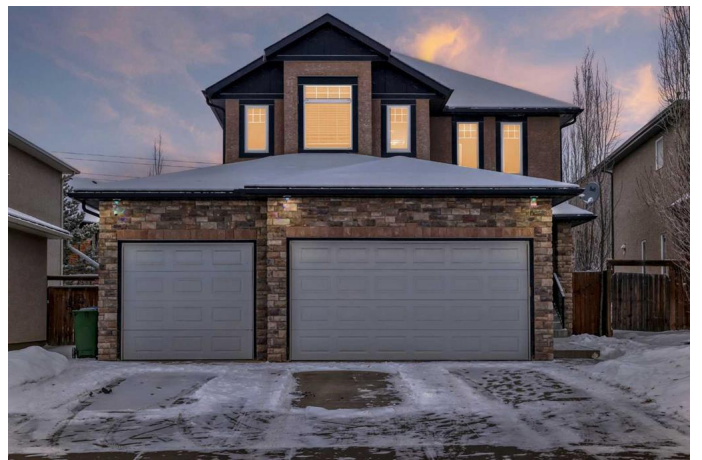
5 Bedroom, 4.00 Bathroom, 2,437 sqft  
Residential on 0.14 Acres

Westmere, Chestermere, Alberta

**\*SEE 3D TOUR\* \*TRIPLE ATTACHED GARAGE\* \*LEGAL 2-BR SUITE WITH SEPARATE ENTRY\*** Welcome to 473 Marina Drive, Chestermere, AB! This stunning 2-storey home is perfectly situated in the heart of the ESTABLISHED COMMUNITY of WESTMERE, Chestermere and offers an exceptional blend of comfort, style, and functionality. Boasting a HEATED triple car garage with additional parking on the driveway for a total parking of 6 vehicles, this property is ideal for families or those who love to entertain.

The open-concept main floor features a bright and spacious living room, dining room, and kitchen designed for both entertaining and everyday living. The living room is adorned with a beautiful stone gas fireplace and large windows that flood the space with natural light. The kitchen is a chef's dream, offering granite countertops, stainless steel appliances, a large island, and ample cabinetry. A cozy den/flex room located off the entryway provides the perfect space for a home office or gym.

Upstairs, the luxurious master bedroom serves as a private oasis with its walk-in closet, soaker tub, separate shower, and his-and-hers sinks. Two additional spacious bedrooms and a bonus room with vaulted ceilings complete the upper level, offering versatility for family or guest accommodations.



The recently developed basement adds incredible value with a legal 2-bedroom suite. With a separate side entrance, its own washer and dryer, and a fully equipped kitchen, this space is perfect for tenants, extended family, or as an additional income opportunity (subject to permits and approval of the municipality). To top it off, the home is equipped with air conditioning to ensure comfort during warm summer days.

Step outside to the west-facing backyard, featuring a massive deck ideal for soaking up the sun or hosting outdoor gatherings. The location is unbeatable, just moments from Chestermere Lake, where you can enjoy year-round recreational activities. Nearby schools, including Prairie Waters Elementary, Chestermere Lake Middle School, and Chestermere High School, make this home perfect for families. Shopping is a breeze with Chestermere Station Mall, Walmart, and No Frills just a short drive away. For outdoor enthusiasts, Lakeside Golf Club, parks, and walking trails are all within close proximity.

With modern upgrades and a prime location, 473 Marina Drive is a rare gem that combines luxury, convenience, and investment potential. Don't miss your chance to make this incredible property your own—book your private showing today!

Built in 2009

### **Essential Information**

MLS® #	A2185377
Price	\$949,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1

Square Footage	2,437
Acres	0.14
Year Built	2009
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	473 Marina Drive
Subdivision	Westmere
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 1W4

### **Amenities**

Parking Spaces	6
Parking	Triple Garage Attached
# of Garages	6

### **Interior**

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, See Remarks
Appliances	Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Microwave, Oven, Refrigerator, Range Hood, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas, Living Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	None
Lot Description	Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Brick, Stucco, Wood Frame
Foundation	Poured Concrete

## **Additional Information**

Date Listed	January 5th, 2025
Days on Market	105
Zoning	R-1

## **Listing Details**

Listing Office	CIR Realty
----------------	------------

Data is supplied by Pillar 9â„¸ MLSÂ® System. Pillar 9â„¸ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¸. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.