

\$449,000 - 114, 300 Marina Drive, Chestermere

MLS® #A2196133

\$449,000

3 Bedroom, 4.00 Bathroom, 1,224 sqft
Residential on 0.00 Acres

Westmere, Chestermere, Alberta

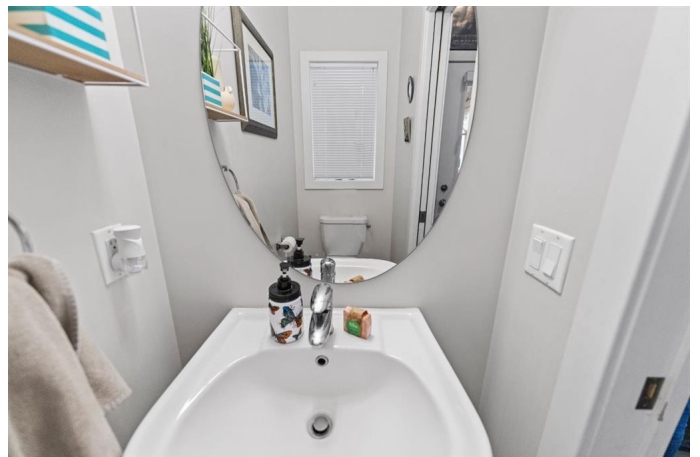
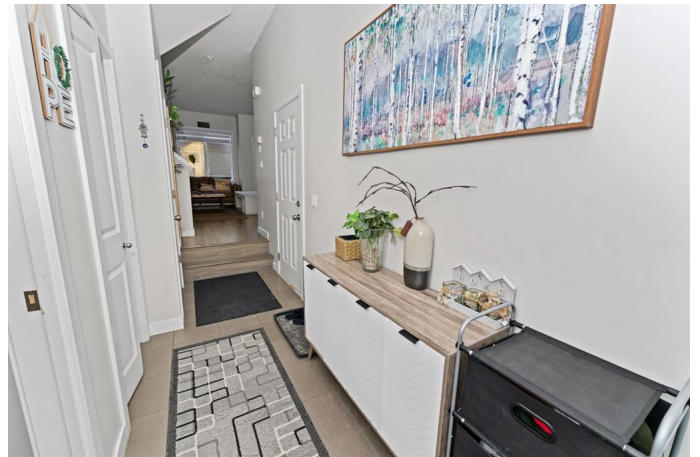
Priced To Sell! Location! Location! Location!
SHOWS LIKE NEW! This stunning *fully upgraded townhouse* is perfectly situated with *no neighbors behind*, backing onto a **beautiful green space with a park** and the prestigious *Paradise Road Estate homes*! Just a *short walk to Chestermere Lake* and Chestermere Town Market & Plaza, this home offers both convenience and serenity. walking distance to School.

Step inside and be amazed by the *modern open-concept layout*, featuring *LVP flooring, high ceilings, and a gorgeous kitchen* with elegant cabinetry, *granite countertops, a graphite sink, pantry, and upgraded appliances**. The main level also boasts a cozy living area with access to your *private, fenced backyard*—perfect for relaxation or entertaining. Main floor also has 2 pcs bathroom.

The upper-level offers *3 spacious bedrooms, 2 full bathrooms, and a convenient upstairs laundry*. The *primary bedroom is a retreat of its own*, featuring a *walk-in closet and a stylish ensuite**.

Adding even more value is the *fully finished basement*, brand new and complete with an additional *full 4-piece bathroom*—a rare find in townhomes!

just minutes from **Chestermere Lake and Chestermere Town Market & Plaza**. It



features:

- *3 Bedrooms & 3.5 Bathrooms**
- *Fully Finished Basement** with a brand-new
- **4-piece bathroom**
- *No Neighbours Behind** “ backs onto a
- **green space and park**
- *Modern Open Concept Layout** with **LVP
- flooring & high ceilings**
- *Upgraded Kitchen** “ granite countertops,
- pantry, graphite sink & premium appliances
- *Private Fenced Backyard**
- *Master Suite with Walk-in Closet & Ensuite**
- *Upstairs Laundry for Convenience**

This incredible home won’t last long”Don’t miss out!* Book your private viewing today!

Built in 2013

Essential Information

| | |
|----------------|---------------|
| MLS® # | A2196133 |
| Price | \$449,000 |
| Bedrooms | 3 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,224 |
| Acres | 0.00 |
| Year Built | 2013 |
| Type | Residential |
| Sub-Type | Row/Townhouse |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|-----------------------|
| Address | 114, 300 Marina Drive |
| Subdivision | Westmere |
| City | Chestermere |

| | |
|-------------|-------------|
| County | Chestermere |
| Province | Alberta |
| Postal Code | T1X 0P6 |

Amenities

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

Interior

| | |
|-------------------|---|
| Interior Features | No Animal Home, No Smoking Home |
| Appliances | Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings |
| Heating | Forced Air |
| Cooling | None |
| Has Basement | Yes |
| Basement | Finished, Full |

Exterior

| | |
|-------------------|--------------------------------------|
| Exterior Features | Private Yard |
| Lot Description | Back Yard, Low Maintenance Landscape |
| Roof | Asphalt Shingle |
| Construction | Stone, Vinyl Siding |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|---------------------|
| Date Listed | February 20th, 2025 |
| Days on Market | 62 |
| Zoning | R-1 |

Listing Details

| | |
|----------------|------------------------------|
| Listing Office | RE/MAX Real Estate (Central) |
|----------------|------------------------------|

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