

# \$400,000 - 24, 300 Marina Drive, Chestermere

MLS® #A2208257

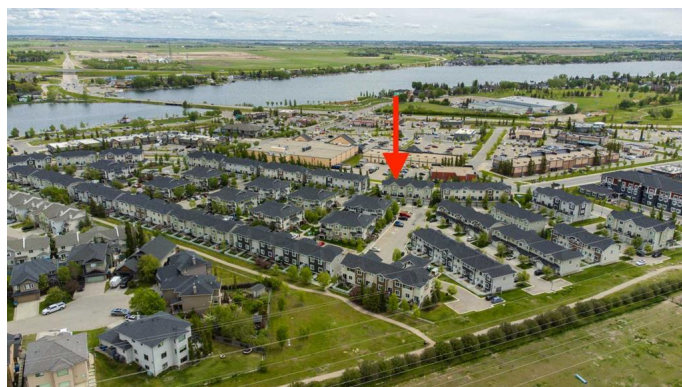
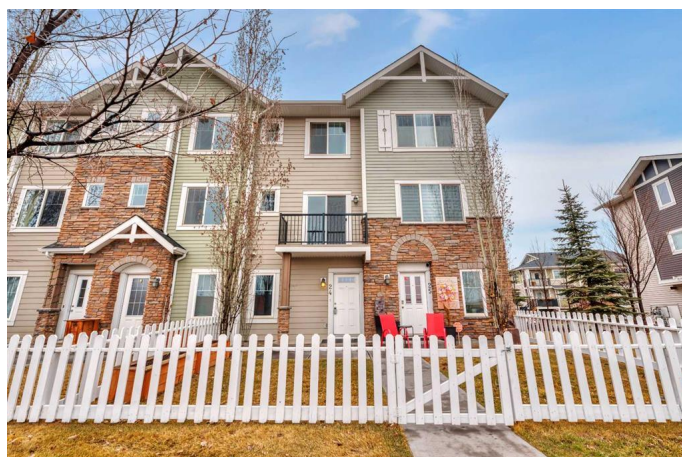
**\$400,000**

2 Bedroom, 3.00 Bathroom, 1,351 sqft

Residential on 0.00 Acres

Westmere, Chestermere, Alberta

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!



Built in 2012

## Essential Information

MLS® #	A2208257
Price	\$400,000
Bedrooms	2
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	1,351
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### **Community Information**

Address	24, 300 Marina Drive
Subdivision	Westmere
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 0P6

### **Amenities**

Amenities	Parking, Snow Removal, Trash, Visitor Parking, Other
Parking Spaces	2
Parking	Concrete Driveway, Covered, Driveway, Garage Door Opener, Garage Faces Rear, Insulated, Oversized, Parking Pad, Rear Drive, Secured, See Remarks, Single Garage Attached, Enclosed
# of Garages	1

### **Interior**

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, See Remarks, Separate Entrance, Stone Counters, Storage, Vinyl Windows
Appliances	Dishwasher, Electric Oven, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Central, Forced Air
Cooling	None
Basement	None

### **Exterior**

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Front Yard, Landscaped, Lawn, Level, Rectangular Lot, See Remarks
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Slab

**Additional Information**

Date Listed	April 3rd, 2025
Days on Market	20
Zoning	R-1

**Listing Details**

Listing Office	MaxWell Capital Realty
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