

# \$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

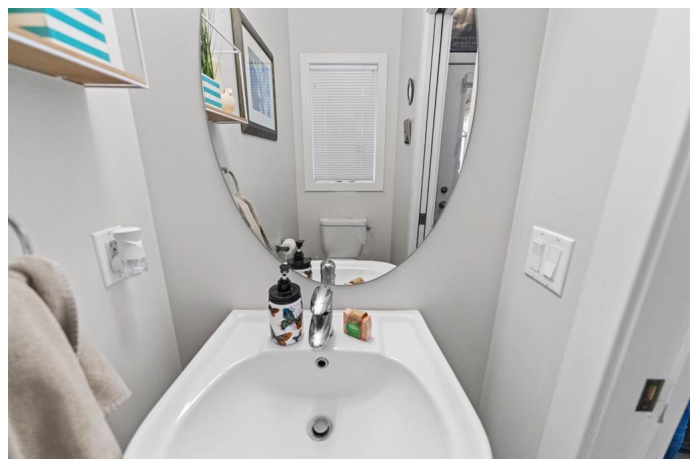
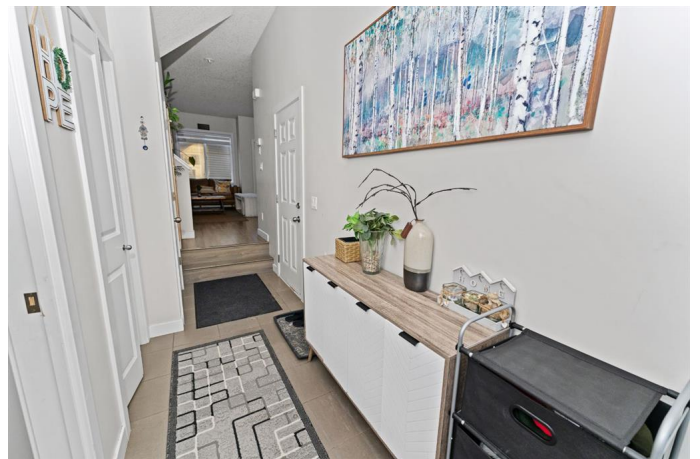
Priced To Sell! Location! Location! Location! SHOWS LIKE NEW! This stunning \*fully upgraded townhouse\* is perfectly situated with \*no neighbors behind\*, backing onto a \*\*beautiful green space with a park\*\* and the prestigious \*Paradise Road Estate homes\*! Just a \*short walk to Chestermere 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\*â€”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\*â€”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\*\*** â€“ backs onto a

**\*\*green space and park\*\***

**\*Modern Open Concept Layout\*\* with \*\*LVP**

**flooring & high ceilings\*\***

**\*Upgraded Kitchen\*\*** â€“ granite countertops,  
pantry, graphite sink & premium appliances

**\*Private Fenced Backyard\*\***

**\*Master Suite with Walk-in Closet & Ensuite\*\***

**\*Upstairs Laundry for Convenience\*\***

This incredible home wonâ€™t last  
longâ€™”Donâ€™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	45
Zoning	R-1

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
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