



THE
A-TEAM

**RE/MAX
FIRST**

654 MARINA Drive, Chestermere T1X 0C5

MLS® #: **A2118683**

Area: **Westmere**

Listing Date: **03/30/24**

List Price: **\$899,900**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Chestermere

Year Built:

2013

Lot Information

Finished Floor Area

Lot Sz Ar:

5,484 sqft

Lot Shape:

Abv Sqft:

2,437

Low Sqft:

Ttl Sqft:

2,437

DOM

50

Layout

Beds:

4 (3 1)

Baths:

3.5 (3 1)

Style:

2 Storey

Parking

Ttl Park:

6

Garage Sz:

3

Access:

Lot Feat:

Park Feat:

**Back Yard,Lawn,Interior Lot,Landscaped,Rectangular Lot
Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Composite Siding,Concrete,Stone,Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Garage Control(s),Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings

Int Feat:

Closet Organizers,Double Vanity,Granite Counters,Kitchen Island,Pantry,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s),Wet Bar

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	7`5" x 3`2"	Dining Room	Main	14`6" x 8`9"
Kitchen	Main	14`6" x 12`7"	Living Room	Main	13`5" x 13`4"
Mud Room	Main	10`8" x 6`11"	Pantry	Main	5`2" x 7`2"
Bonus Room	Upper	14`4" x 14`4"	Laundry	Upper	9`11" x 6`7"
Bedroom - Primary	Upper	14`8" x 14`7"	5pc Ensuite bath	Upper	14`4" x 10`8"
Bedroom	Upper	13`4" x 11`11"	4pc Bathroom	Upper	9`9" x 5`7"
Bedroom	Upper	13`8" x 12`8"	Office	Basement	8`8" x 4`9"

Family Room Bedroom	Basement Basement	21`1" x 18`11" 14`0" x 12`3"	Furnace/Utility Room 3pc Bathroom Legal/Tax/Financial	Basement Basement	12`10" x 8`10" 8`11" x 5`1"
------------------------	----------------------	---------------------------------	---	----------------------	--------------------------------

Title: Fee Simple Legal Desc:	Zoning: R-1 1310776	Remarks
--	---	---------

Pub Rmks:	4-Bedrooms 3.5-Bathrooms Walkout Basement Central Air New Furnace Jan 2024 High Ceilings Accent Walls Gas Fireplace Chef's Kitchen Gas Stove Pantry Upper Level Laundry Room Upper Level bonus Room Finished Basement Wet Bar Triple Garage Large Backyard. Welcome to the exquisite 2-storey, 4-bed, 3.5-bath home that offers a triple car garage, a fully developed walkout basement, central air and is loaded with upgrades! The interior has stunning features including an exposed brick wall, high ceilings, hardwood flooring, modern lighting and more! Step into the elegance as you pass through the hall to the large living room that is complete with the statement piece exposed brick wall, gas fireplace and large East facing windows filling the main floor with natural morning light! For the chef in the house, there is a beautiful kitchen complete with upgraded Stainless Steel Appliances and a gas stove. The kitchen is complimented with a walk-thru pantry, plenty of cupboard and counter space plus a large center island with Granite Waterfall edges and barstool seating. A spacious dining area for your table next to the extra cabinets! From here you can step out on to gorgeous balcony; perfect for catching some sun and has a gas line for BBQ! Upstairs you will find a spacious bonus room, 3 bedrooms, 2 full bathrooms and convenient upper level laundry. The primary bedroom comes complete with vaulted ceilings, exposed brick, a walk-in closet and a beautiful 5pc ensuite oasis. This ensuite features a large soaking tub that separates the His & Hers vanities, a standalone shower and a private toilet. The remaining upper level bedrooms share a 4pc bathroom with a tub/shower combo and storage under the sink. The walkout basement is fully developed with a separate entrance through the rear walk-out that leads to a concrete patio. This lower level features an expansive family room with an open floor plan to a wet bar equipped with a refrigerator and cabinet storage. This level holds a spacious bedroom, a 3pc bathroom with a gorgeous tiled shower with glass doors and a utility room with storage. Outside is a large fully fenced landscaped backyard; the perfect space for entertaining family and friends. Book a showing at this incredible home today!
Inclusions: Property Listed By:	Shed, Central Air, TV Mounts, Basement Fridge, Basement Dishwasher. RE/MAX Crown

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123









