



THE
A-TEAM

**RE/MAX
FIRST**

300 MARINA Drive #64, Chestermere T1X0P6

MLS® #: **A2123307**

Area: **Westmere**

Listing Date: **04/16/24**

List Price: **\$435,000**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Chestermere**
Year Built: **2013**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,316**
Low Sqft:
Ttl Sqft: **1,316**

DOM

33

Layout

Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

**Close to Clubhouse, Front Yard, Lawn, Garden, Gentle Sloping, Landscaped, Street Lighting, Views
Additional Parking, Driveway, Guest, Single Garage Attached, Stall, Titled**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony, Garden, Lighting, Private Entrance, Storage**

Construction:
Stone, Vinyl Siding, Wood Frame
Flooring:
Carpet, Laminate, Tile
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer, Window Coverings**
Int Feat: **Breakfast Bar, Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Den	Main	8`1" x 7`1"	Kitchen	Second	12`4" x 13`4"
Dining Room	Second	9`8" x 10`0"	Living Room	Second	13`4" x 13`9"
Bedroom - Primary	Upper	11`0" x 11`0"	Bedroom	Upper	11`0" x 8`11"
2pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Upper	0`0" x 0`0"
4pc Ensuite bath	Upper	0`0" x 0`0"			

Legal/Tax/Financial

Condo Fee:
\$243

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
TC

Legal Desc: **1312418**

Remarks

Pub Rmks: **Arguably one of the best locations in this sought after complex! Offering LAKE VIEWS with a rare SECONDARY TITLED PARKING STALL + single attached garage. This fabulous 2 bedroom + den townhome truly offers you a move in ready home, in a location that leaves you walking distance to the lake and all amenities at your fingertips including grocery, gym, restaurants, pathways, coffee shops and so much more. As you step inside, you're welcomed by a generously-sized foyer and entryway, a flexible multipurpose room that could be a home office or small gym. Access the single-car garage and a conveniently located 2-piece bathroom on the main floor. Make your way upstairs to the sunny & bright kitchen with beautiful granite countertops, eat up breakfast bar, stainless appliances and double sliding doors to your west facing back porch. The kitchen transitions into a welcoming dining space and a bright, spacious living area flooded by natural light to enjoy your lake views. Upstairs, you'll find two bedrooms, one boasting a 4 piece en-suite bathroom, while the other is generously sized with access to the second 4 piece bathroom. Enjoy using your upstairs laundry with a BRAND NEW washer/dryer!**

Inclusions:
Property Listed By: **NA
Real Broker**

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









