



THE
A-TEAM

**RE/MAX
FIRST**

397 MARINA Drive, Chestermere T1X1Y8

MLS®#: **A2145152** Area: **Westmere** Listing **07/04/24** List Price: **\$849,500**
 Status: **Active** County: **Chestermere** Date: Change: **-\$30k, 26-Aug** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere** Finished Floor Area
 Year Built: **2006** Abv Sqft: **2,418**
Lot Information Low Sqft:
 Lot Sz Ar: **4,500 sqft** Ttl Sqft: **2,418**
 Lot Shape:

DOM

93
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Rectangular Lot**
 Park Feat: **Concrete Driveway, Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central, Natural Gas**
 Sewer: **Public Sewer**
 Ext Feat: **Dog Run**

Construction: **Concrete, Stucco, Wood Frame**
 Flooring: **Carpet, Hardwood**
 Water Source: **Public**
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner**
 Int Feat: **Bar, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s), Storage**
 Utilities: **Electricity Connected, Natural Gas Connected, Sewer Connected, Underground Utilities**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	7`8" x 5`4"	Dining Room	Main	9`10" x 10`6"
Family Room	Main	15`0" x 13`3"	Foyer	Main	8`9" x 8`10"
Kitchen	Main	11`3" x 16`9"	Laundry	Main	7`2" x 9`6"
Living Room	Main	13`5" x 16`9"	4pc Bathroom	Upper	5`1" x 8`0"
5pc Ensuite bath	Upper	14`8" x 12`4"	Bedroom - Primary	Upper	14`1" x 19`8"
Bedroom	Upper	12`3" x 10`7"	Bedroom	Upper	12`6" x 10`2"

Bonus Room
3pc Bathroom
Bedroom
Furnace/Utility Room

Upper
Basement
Basement
Basement

15`1" x 14`0"
10`11" x 5`0"
13`10" x 13`8"
10`11" x 8`7"

Walk-In Closet
Bedroom
Game Room

Upper
Basement
Basement

13`5" x 16`9"
10`10" x 14`8"
13`0" x 29`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0411295

Zoning:
R-1

Remarks

Pub Rmks:

This is a former show home which is accumulated total 5 bedrooms for the families who are seeking a lake enjoyment in the town of Chestermere which is growing because of its beauty . This house is on a walking distance to the Chestermere lake and Shopping's Centers like a coffee shop , restaurants , Banks , Grocery Stores . The house has the best open floor plan with double side fire place . The fresh paint look , A new kitchen Cabinets and a new counter tops are added where you can save \$35K investment which is already invested by the sellers to enhance the property value . The basement has a 85 square feet bar area and carrying bigger size windows . A separate entry to the basement can be converted very easily . DO NOT miss this opportunity to own this property to enjoy one of the largest lake community .

Inclusions:
Property Listed By:

Refrigerator , Ranger , Microwave , Hood Fan
Royal LePage METRO

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