



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**550 MARINA Drive, Chestermere T1X0P1**

MLS®#: **A2150171**

Area: **Westmere**

Listing Date: **07/16/24**

List Price: **\$999,998**

Status: **Active**

County: **Chestermere**

Change: **-\$50k, 26-Aug**

Association: **Fort McMurray**



General Information

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

Finished Floor Area  
Abv Sqft: **3,099**  
Low Sqft:  
Ttl Sqft: **3,099**

Lot Information

Lot Sz Ar: **5,509 sqft**  
Lot Shape:

DOM

**62**  
Layout  
Beds: **6 (4 2 )**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **4**  
Garage Sz: **4**

Access:

Lot Feat: **Back Yard,Landscaped,Views**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony,BBQ gas line**

Construction: **Mixed,Stone,Stucco,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Hardwood**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Oven,Electric Stove,Garage Control(s),Microwave,Refrigerator,Washer**  
Int Feat: **Bookcases,Granite Counters,High Ceilings,No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`2" x 14`7"
Kitchen	Main	18`5" x 11`2"
Den	Main	10`10" x 8`11"
5pc Ensuite bath	Upper	17`6" x 14`1"
Bedroom	Upper	10`11" x 12`8"
4pc Bathroom	Upper	10`11" x 14`11"
Bedroom	Basement	15`7" x 11`7"

Room	Level	Dimensions
Dining Room	Main	12`0" x 14`5"
Living Room	Main	12`0" x 14`5"
Bedroom - Primary	Upper	17`2" x 14`0"
Bedroom	Upper	11`6" x 12`7"
Bedroom	Upper	19`10" x 14`6"
2pc Bathroom	Main	5`0" x 5`0"
Bedroom	Basement	13`4" x 8`1"

**Game Room**

**Basement**

**33`9" x 18`4"**

**4pc Bathroom**  
Legal/Tax/Financial

**Basement**

**9`6" x 4`11"**

Title:

**Fee Simple**

Legal Desc:

**1014197**

Zoning:

**R-1**

Remarks

Pub Rmks:

**Welcome to this stunning residence in the Westmere neighbourhood! With over 4300 square feet of living space, this exceptional home offers 6 spacious bedrooms, 4 well-appointed bathrooms, and a convenient attached double garage. As you step inside, you'll be greeted by the bright, airy foyer leading to the expansive open-concept living area. The main floor features a stylish living room with soaring ceilings and large windows, a formal dining area, a powder room, a private office, and a cozy family room with a warm fireplace. The gourmet kitchen has granite countertops, a spacious pantry, and a large island with a breakfast bar. The laundry room is also conveniently located on the main level. The upper level offers a comfortable loft area, a full bathroom, and four well-sized bedrooms, including the majestic master suite. There is a 5-piece ensuite bathroom, a walk-in closet, and a private balcony with lake views. But that's not all - this incredible home also features a fully finished walk-out basement, perfect for entertaining or relaxing. The expansive rec room is waiting for your personal touch, and there are two additional bedrooms and a full bathroom. The patio area can be accessed through the rec room, providing seamless indoor-outdoor living. With its prime location in Westmere, this home offers easy access to Chestermere Station Way and 16th Ave NE, making it a commuter's dream. Don't miss out on this incredible opportunity to own this beautiful house in one of Calgary's most sought-after neighbourhoods!**

Inclusions:

**n/a**

Property Listed By:

**eXp Realty**

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