



THE
A-TEAM

**RE/MAX
FIRST**

736 MARINA DRIVE , Chestermere T1X1Y7

MLS®#: **A2150205**

Area: **Westmere**

Listing Date: **07/18/24**

List Price: **\$994,900**

Status: **Active**

County: **Chestermere**

Change: **-\$30k, 08-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **2020**

Lot Information

Lot Sz Ar: **5,263 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,598**
Low Sqft:
Ttl Sqft: **2,598**

DOM

60
Layout
Beds: **6 (3 3)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **652**

Access:

Lot Feat: **See Remarks**
Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Balcony**

Construction: **Concrete,Stucco**
Flooring: **Wood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Stove,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer,Window Coverings,Wine Refrigerator**
Int Feat: **Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Second	10`11" x 14`4"
Bedroom	Second	10`11" x 13`10"
4pc Bathroom	Second	10`11" x 5`1"
2pc Bathroom	Main	6`1" x 6`1"
Dining Room	Main	13`6" x 10`4"
Foyer	Main	8`1" x 6`4"
Mud Room	Main	10`8" x 5`0"

Room	Level	Dimensions
Bedroom - Primary	Second	17`4" x 16`1"
4pc Ensuite bath	Second	11`4" x 9`2"
Bonus Room	Second	15`0" x 13`11"
Laundry	Second	13`10" x 6`1"
Living Room	Main	14`7" x 14`8"
Kitchen	Main	16`2" x 16`8"
Office	Main	9`11" x 8`1"

Spice Kitchen
Bedroom
3pc Bathroom

Main
Basement
Basement

5`0" x 8`10"
14`0" x 11`2"
7`11" x 5`0"

Bedroom
Bedroom
3pc Bathroom
Legal/Tax/Financial

Basement
Basement
Basement

9`0" x 10`2"
10`2" x 9`4"
9`6" x 5`0"

Title:
Fee Simple
Legal Desc:

1910205

Zoning:
R-1

Remarks

Pub Rmks:

Welcome to 736 Marina Drive, a stunning property nestled in the heart of Chestermere's sought-after community. This home offers unparalleled views and luxurious living. Situated on a prime lot. Step inside to discover a meticulously designed interior, featuring spacious living areas, high-end finishes, and an abundance of natural light. The open-concept layout is perfect for both entertaining and everyday living. The gourmet kitchen is a chef's dream, complete with steel appliances, granite countertops, and ample storage space. Retreat to the master suite, where luxury meets comfort. It has Spice kitchen and over sized deck, main floor has den/office (can be used as extra bedroom). The basement is under construction, basement includes 2 bedroom legal suite and one separate bedroom with full washroom,(can be used by owner as a extra bedroom).

Inclusions:
Property Listed By:

N/A
Insta Realty

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