



THE
A-TEAM

**RE/MAX
FIRST**

300 MARINA DRIVE #53, Chestermere T1X 0P6

MLS® #: **A2158920**

Area: **Westmere**

Listing Date: **09/05/24**

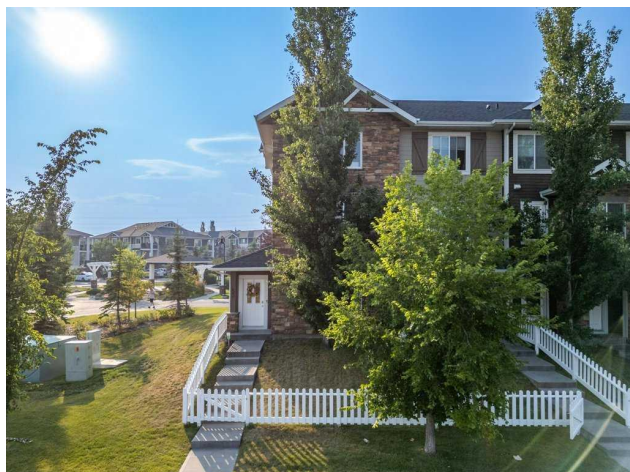
List Price: **\$499,900**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

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

Finished Floor Area
Abv Sqft: **1,682**
Low Sqft:
Ttl Sqft: **1,682**

DOM

14
Layout
Beds: **2 (2)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Corner Lot,Front Yard**
Park Feat: **Double Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Microwave Hood Fan,Range,Refrigerator,Washer/Dryer Stacked**
Int Feat: **Ceiling Fan(s),Granite Counters,High Ceilings**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	15`2" x 9`10"	Living/Dining Room Combination	Main	16`2" x 19`8"
Office	Lower	15`4" x 9`8"	2pc Bathroom	Lower	5`6" x 5`1"
Bedroom - Primary	Second	12`11" x 13`11"	3pc Ensuite bath	Second	6`3" x 8`5"
Bedroom	Second	12`11" x 13`11"	4pc Bathroom	Second	5`8" x 8`3"
Furnace/Utility Room	Lower	3`1" x 10`3"			

Condo Fee:
\$307

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
TC

Legal Desc: **1313166**

Remarks

Pub Rmks: **Double garage dreaming! Don't miss out on this very rare corner townhome showcasing two indoor + outdoor parking spots. Spread out over an impressive 1,682 sqft, this 2 bed + 2.5 bath + main floor office unit is ready for its new owner. Work from home or occasionally have clients over? Then you will love the main level flex space that creates an ideal separation for your days. Head up the stairs to appreciate the wood flooring, large windows and open concept layout. The modern kitchen shines with granite countertops, stainless steel appliances, tile backsplash and loads of storage. The amalgamating living + dining areas make entertaining guests a breeze. Step out to the sun-drenched southwest facing patio to fire up the BBQ and relax with a beverage in hand. On the top level you will find the large primary with dual closets, modern en-suite along with a guest bedroom + bathroom, linen and spacious laundry. Rounding out the perks are central vacuum, under stair storage, fenced in front yard and the potential to add A/C. Enjoy a location that is mere steps to the water, beach, boat launch, grocery store, coffee shops, restaurants, walking paths and golf course. Enough waiting - it's time for a life upgrade in Chestermere!**

Inclusions: **None**
Property Listed By: **CIR Realty**

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

