



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**654 MARINA Drive, Chestermere T1X0s3**

MLS®#: **A2161687**      Area: **Westmere**      Listing Date: **08/30/24**      List Price: **\$879,000**  
 Status: **Active**      County: **Chestermere**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Chestermere**  
 Year Built: **2013**  
Lot Information  
 Lot Sz Ar: **5,484 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Rectangular Lot**  
 Park Feat: **Concrete Driveway,Front Drive,Triple Garage Attached**

Finished Floor Area

Abv Sqft: **2,413**  
 Low Sqft:  
 Ttl Sqft: **2,413**

DOM

**19**  
Layout  
 Beds: **4 (3 1)**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **6**  
 Garage Sz: **3**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Composite Siding,Stone,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Carpet,Ceramic Tile,Hardwood**  
 Sewer:      Water Source:  
 Ext Feat: **Other**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave Hood Fan,Refrigerator,Washer,Wine Refrigerator**  
 Int Feat: **Closet Organizers,Double Vanity,Granite Counters,High Ceilings,Kitchen Island,Open Floorplan,Pantry,Storage,Walk-In Closet(s),Wet Bar**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	13`4" x 13`5"	Kitchen	Main	14`6" x 14`8"
Dining Room	Main	14`6" x 8`8"	2pc Bathroom	Main	0`0" x 0`0"
Bedroom	Second	13`2" x 11`11"	Bedroom	Second	13`11" x 12`6"
4pc Bathroom	Second	0`0" x 0`0"	Laundry	Second	6`5" x 9`11"
5pc Ensuite bath	Second	0`0" x 0`0"	Bedroom - Primary	Second	14`6" x 14`5"
Family Room	Second	14`3" x 14`2"	Bedroom	Basement	13`10" x 12`0"
3pc Bathroom	Basement	0`0" x 0`0"	Game Room	Basement	18`10" x 13`11"

Title: **Fee Simple**  
Legal Desc: **1310776**

Zoning: **R-1**

Remarks

Pub Rmks: **Welcome to this exquisite 2-storey, 4-bedroom, 3.5-bathroom home, complete with a triple car garage, a fully developed walkout basement, central air conditioning, and a host of upgrades. As you enter the home, you're greeted by an inviting hallway that leads to a spacious living room. Here, you'll find a stunning exposed brick wall, a cozy gas fireplace, and large east-facing windows that flood the main floor with natural morning light. The open-concept design seamlessly connects the living area to the chef's kitchen, which is equipped with upgraded stainless steel appliances, including a gas stove. The kitchen also features a walk-through pantry, ample cupboard and counter space, a large center island with granite waterfall edges, and barstool seating. Adjacent to the kitchen, a spacious dining area is perfect for family meals and entertaining, with additional cabinetry for storage. From the dining area, step out onto the beautiful balcony, ideal for soaking up the sun and complete with a gas line for BBQs. Head upstairs to find a versatile bonus room, perfect for a home office or play area, along with three well-appointed bedrooms and two full bathrooms. The primary bedroom boasts vaulted ceilings, an exposed brick accent, a walk-in closet, and a luxurious 5-piece ensuite. This ensuite oasis includes a large soaking tub, separate his-and-hers vanities, a standalone shower, and a private water closet. The two additional bedrooms share a 4-piece bathroom with a tub/shower combo and under-sink storage. Conveniently, the upper level also includes a dedicated laundry room. The fully finished walkout basement offers even more living space with its own separate entrance leading to a concrete patio and the expansive, fully fenced, landscaped backyard—perfect for outdoor entertaining. Inside, this lower level features a large family room with an open floor plan to a wet bar, complete with a refrigerator and cabinet storage. You'll also find a spacious bedroom, a 3-piece bathroom with a beautifully tiled shower and glass doors, and a utility room with extra storage. Additional highlights of this home include high ceilings, accent walls, a new furnace installed in January 2024, and a triple garage with plenty of room for vehicles and storage. With its thoughtful layout and luxurious touches, this home is perfect for families and entertainers alike.**

Inclusions: **N/A**  
Property Listed By: **2% Realty**

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