



THE
A-TEAM

**RE/MAX
FIRST**

300 MARINA Drive #73, Chestermere T1X 0A5

MLS® #: **A2170333** Area: **Westmere** Listing Date: **10/08/24** List Price: **\$435,000**
 Status: **Pending** County: **Chestermere** Change: **-\$10k, 20-Nov** Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:
 Lot Shape:

Access:

Lot Feat: **Back Yard**
 Park Feat: **Single Garage Attached**

Finished Floor Area

Abv Sqft: **1,296**
 Low Sqft:
 Ttl Sqft: **1,296**

DOM

74

Layout

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

Parking

Ttl Park: **2**
 Garage Sz: **1**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Oven,Garage Control(s),Refrigerator,Washer/Dryer**
 Int Feat: **Bathroom Rough-in,Granite Counters,High Ceilings,Open Floorplan,Pantry**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	8`6" x 11`1"	Kitchen	Main	12`6" x 12`7"
Living Room	Main	13`3" x 12`3"	Flex Space	Main	8`5" x 8`1"
Balcony	Main	8`8" x 7`7"	2pc Bathroom	Main	5`0" x 4`3"
Pantry	Main	2`1" x 2`6"	Balcony	Main	7`9" x 8`10"
Bedroom - Primary	Upper	10`4" x 10`9"	4pc Ensuite bath	Upper	8`0" x 8`3"
Walk-In Closet	Upper	6`8" x 4`2"	4pc Bathroom	Upper	6`7" x 7`10"
Bonus Room	Upper	14`6" x 12`0"	Bedroom	Upper	11`1" x 10`1"

Bedroom
Walk-In Closet

Basement
Basement

10`6" x 10`5"
7`0" x 4`0"

Furnace/Utility Room
Entrance
Legal/Tax/Financial

Basement
Basement

7`9" x 8`2"
6`10" x 4`1"

Condo Fee:
\$314

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
TC

Legal Desc: **1313086**

Remarks

Pub Rmks: **Welcome to this stunning end unit townhome in the heart of Chestermere, offering an unbeatable combination of comfort, style, and convenience! Boasting 3 spacious bedrooms and 2.5 baths, this home is perfect for families looking for modern living. Step inside to discover a bright and airy open concept living space, filled with an abundance of natural light thanks to its end unit location. The main floor features beautiful laminate flooring throughout, leading you from the cozy living room to the elegant dining area and gourmet kitchen, which is equipped with numerous upgrades. Enjoy cooking with granite countertops, a stylish backsplash and upgraded stainless steel appliances! The top floor showcases two generous bedrooms along with a bonus room that can easily be converted into a fourth bedroom with a walk-in closet. The luxurious master bedroom includes its own en-suite bathroom and walk-in closet, providing a personal retreat for relaxation. Additional highlights include a convenient powder room on the main floor, a front balcony with built-in gas for your BBQ, and a second private balcony overlooking your fenced yard—perfect for outdoor entertaining. The basement is fully finished and offers a ROUGH-IN for an additional 4-piece bathroom, giving you even more potential. The attached single front garage includes built-in shelves for ample storage, and the driveway parking adds to the convenience. Enjoy peace of mind with condominium fees that cover grass cutting, snow removal, and access to a reserve fund. Located within 1km of shopping and restaurants, and just a stone's throw from walking paths leading to an off-leash dog park and boat access, this townhome offers the perfect blend of luxury and location. Don't miss your opportunity to own this unique gem with a private yard in one of the most desirable complexes in Chestermere! Schedule your viewing today and make this amazing townhome your new home sweet home!**

Inclusions:
Property Listed By: **Wardrobes in bonus room**
RE/MAX iRealty Innovations

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





