

## 397 MARINA Drive, Chestermere T1X1Y8

A2175845 10/28/24 List Price: \$799,900 MLS®#: Area: Westmere Listing

Status: Active Chestermere None Association: Fort McMurray County: Change:

Date:



**General Information** 

Prop Type: Residential Sub Type: Detached

Year Built:

Lot Shape:

City/Town: Chestermere 2006

Lot Information Lot Sz Ar:

Access:

Lot Feat: **Rectangular Lot** 

Park Feat: **Double Garage Attached** 

5,000 sqft

Abv Saft:

Low Sqft:

Ttl Sqft:

Finished Floor Area

2,418

2.418

DOM 25

Layout

Beds: 5 (32) Baths: 3.5 (3 1) 2 Storey

Style:

<u>Parking</u>

Ttl Park: 2 2 Garage Sz:

## Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Fireplace(s), Forced Air, Natural Gas Concrete, Stone, Stucco, Wood Frame

Flooring:

Ext Feat: Fire Pit.Private Yard Carpet, Hardwood Water Source:

Public Fnd/Bsmt: **Poured Concrete** 

Kitchen Appl: **Central Air Conditioner** 

**Public Sewer** 

Sewer:

Int Feat: Bar, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Skylight(s)

**Utilities:** Cable Internet Access, Natural Gas Connected

Room Information

Level Room Dimensions Level Dimensions Room **Family Room** 15`0" x 13`3" 2pc Bathroom Main 7`8" x 5`4" Main Kitchen Main 11`3" x 16`9" **Living Room** Main 13`5" x 16`9" 9`10" x 10`6" **Dining Room** Main Foyer Main 8'9" x 8'10" Laundry Main 7`2" x 9`6" 5pc Ensuite bath 14`8" x 12`4" Upper 4pc Bathroom Upper 5`1" x 8`0" **Bedroom - Primary** Upper 14`1" x 14`0" Walk-In Closet Upper 7`9" x 9`0" **Bedroom** Upper 12`3" x 10`7"

Bedroom Upper 12`6" x 10`2" **Bonus Room** Upper 15`1" x 14`0" Bedroom **Basement** 10`10" x 14`8" **Bedroom** Basement 13`10" x 13`8" 3pc Bathroom **Basement** 10`11" x 5`0" Furnace/Utility Room **Basement** 10`11" x 8`7" **Dining Room** 9`10" x 10`6" Main

Legal/Tax/Financial

Title: Zoning: Fee Simple R-1

Legal Desc: **0411295** 

Pub Rmks:

Remarks

This is an amazing Chestmere lake house which is a former show home accmulating total 5 bedrooms for the famalies who are seeking a lake enjoyement and out door activities. This house is on a walking distance to the lake Chestermere, Shoppings Center like resturants, Banks, Groceries Store and Tim Horton. The house has the best open floor plan with double sided fire place. The sellers recently addedd a new fresh paint look, new kitchen cabinets with new counter tops which is almost 35K in cost which enhance the value of the property. The basement has a 85 square feet bar area and carrying bigger size windows with a rec room. Do not miss this incrediable oppertunity to own it with in the town of Chestermere.

Inclusions: Garage Remotes
Property Listed By: Royal LePage METRO

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













