



THE
A-TEAM

**RE/MAX
FIRST**

300 MARINA Drive #196, Chestermere T1X 0P6

MLS® #: **A2176019** Area: **Westmere** Listing Date: **10/29/24** List Price: **\$275,000**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Chestermere**
 Year Built: **2012**

Lot Information

Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **902**
 Low Sqft:
 Ttl Sqft: **902**

DOM

22
Layout
 Beds: **2 (2)**
 Baths: **1.0 (1 0)**
 Style: **Bungalow**

Parking

Ttl Park: **1**
 Garage Sz:

Access:
 Lot Feat: **Landscaped**
 Park Feat: **Assigned,Outside,Stall**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Laminate Counters,Open Floorplan,Storage**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Laundry	Main	7`10" x 8`3"	4pc Bathroom	Main	8`8" x 4`10"
Bedroom - Primary	Main	12`0" x 10`11"	Kitchen	Main	15`1" x 8`6"
Bedroom	Main	9`1" x 9`11"	Dining Room	Main	12`0" x 6`5"
Living Room	Main	17`0" x 8`0"	Furnace/Utility Room	Main	3`2" x 4`11"

Legal/Tax/Financial

Condo Fee: Title: Zoning:

\$211

Fee Simple

TC

Fee Freq:

Monthly

Legal Desc: 1311087

Remarks

Pub Rmks: **2 BED | IN-SUITE LAUNDRY | ASSIGNED PARKING | LOW CONDO FEES** Welcome to Chestermere Station, where lakeside living meets convenience and comfort! Located just moments from Chestermere Lake, you're also close to grocery stores, cafes, shops, and all the essentials for everyday living. This single-level unit is on the 2nd floor, and inside, you'll find a bright, open layout with 2 spacious bedrooms and a well-appointed bathroom. The kitchen and living room flow together seamlessly, creating a welcoming space ideal for both relaxing and entertaining. With in-suite laundry and a handy extra storage area in the laundry room, organization is effortless. The living room opens onto a generous balcony, inviting in natural light and fresh air, perfect for soaking up the sun or enjoying the evening breeze. One assigned parking stall is included, conveniently located right outside your door. Just 15 minutes from Calgary, this home combines affordability, convenience, and proximity to the outdoors. Book your private showing today!

Inclusions: N/A
Property Listed By: RE/MAX First

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





