



THE
A-TEAM

**RE/MAX
FIRST**

300 MARINA Drive #107, Chestermere T1X 0P6

MLS®#: **A2177627** Area: **Westmere** Listing Date: **11/07/24** List Price: **\$440,000**
 Status: **Active** County: **Chestermere** Change: **None** 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:

Finished Floor Area
 Abv Sqft: **1,333**
 Low Sqft:
 Ttl Sqft: **1,333**

DOM

15
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **3 Storey**

Parking

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

Access:
 Lot Feat: **Back Yard,Backs on to Park/Green Space,Dog Run Fenced In**
 Park Feat: **Driveway,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Composite Siding,Stone**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Water Source:
 Ext Feat: **Balcony** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Kitchen Island,No Smoking Home,Open Floorplan,Stone Counters**
 Utilities:

Room Information

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

Balcony	Upper	8`7" x 7`7"	Legal/Tax/Financial
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Condo Fee: \$314	Title: Fee Simple	Zoning: TC
Legal Desc: 1212609	Fee Freq: Monthly	

Remarks

Pub Rmks: **Welcome to 107-300 Marina Drive in Chestermere! This spacious 3-storey townhouse offers 3 bedrooms, 2.5 bathrooms, and thoughtful design throughout. The main floor features an open-concept kitchen with stainless steel appliances, ideal for both everyday meals and entertaining. Upstairs, the primary bedroom boasts a walk-in closet and a private 3-piece ensuite. You'll also find the convenience of an upper-level laundry room. The undeveloped basement includes a bathroom rough-in and offers a fantastic opportunity to add a fourth bedroom, a home office, or additional living space in the future. Outside, enjoy a fenced backyard that backs onto peaceful green space, perfect for outdoor relaxation or family gatherings. With an attached 1-car garage and easy access to Chestermere Lake, parks, schools, and amenities, this home is ready to be your lakeside retreat! Don't miss out on the potential and lifestyle this home offers—book a showing today!**

Inclusions:
Property Listed By: **N/A**
CIR Realty

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









