



THE
A-TEAM

**RE/MAX
FIRST**

300 MARINA Drive #72, Chestermere T1X 0P6

MLS® #: **A2178040**

Area: **Westmere**

Listing Date: **11/12/24**

List Price: **\$439,900**

Status: **Pending**

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: **1,309**
Low Sqft:
Ttl Sqft: **1,309**

DOM

21
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **3 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Lawn,Landscaped,Level**
Park Feat: **Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Single Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dryer,Electric Stove,Garage Control(s),Humidifier,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Built-in Features,Granite Counters,High Ceilings,Kitchen Island,No Smoking Home,Open Floorplan,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Flex Space	Basement	15`4" x 15`0"
Storage	Basement	6`1" x 2`10"
2pc Bathroom	Main	4`4" x 5`0"
Kitchen	Main	14`6" x 11`5"
Office	Main	6`10" x 8`3"
4pc Ensuite bath	Upper	8`0" x 8`5"
Bedroom	Upper	8`8" x 8`8"

Room	Level	Dimensions
Foyer	Basement	8`2" x 8`1"
Furnace/Utility Room	Basement	6`1" x 8`3"
Dining Room	Main	11`2" x 9`1"
Living Room	Main	12`7" x 13`11"
4pc Bathroom	Upper	6`8" x 8`0"
Bedroom	Upper	11`1" x 11`7"
Bedroom - Primary	Upper	10`9" x 10`5"

Condo Fee:
\$314

Title:
Fee Simple
 Fee Freq:
Monthly

Zoning:
TC

Legal Desc: **1313092**

Remarks

Pub Rmks: **Welcome to your dream townhome in the heart of Chestermere, where comfort, convenience, and lifestyle come together in one stunning package! This air-conditioned, 3-bedroom, 2.5-bath end-unit townhome offers everything first-time homebuyers, young families, or investors could hope for. With over 1,300 square feet of thoughtfully designed living space, the property backs onto a peaceful walking path that leads directly to the scenic Chestermere Lake, a highly coveted amenity in this community. As you step inside, you're greeted by a sunny and open floor plan that radiates warmth and modern finishings. The kitchen is a true chef's delight, equipped with generous maple cabinetry, sleek granite countertops, a pantry, and an oversized center island that provides ample space for cooking, dining, and entertaining. The adjacent dining room can comfortably accommodate a six-person table plus a hutch, making it ideal for family meals and gatherings with friends. A bonus feature is the front deck located just off the dining room, providing an additional outdoor oasis for you to enjoy. The bright living room, complete with a cozy corner fireplace, provides a welcoming atmosphere for relaxation and family gatherings. Adjacent to this space is a versatile den, ideal for a home office, reading nook, or play area. Large sliding patio doors open to an expansive balcony and a charming yard enclosed by a classic white picket fence, offering the perfect outdoor space for morning coffee, weekend barbecues, or simply soaking up the sun. Venture upstairs to find three spacious bedrooms, each designed with comfort and tranquility in mind. The primary bedroom is a true retreat, featuring a sizeable walk-in closet and a luxurious 4-piece ensuite that allows you to unwind and recharge in complete privacy. The two additional bedrooms share a well-appointed main bath and offer ample space for family members, guests, or even a home office if desired. The lower level of the home is a versatile space with roughed-in plumbing, offering the potential to be converted into an extra bedroom, an additional home office, or continue to use as a home gym. This space also provides convenient access to the single attached garage, making unloading groceries or strollers a breeze in all seasons. This meticulously maintained complex is professionally managed with low condo fees, covering essential services such as lawn maintenance, snow removal, a reserve fund, and lake access. This pet-friendly complex invites furry friends to share in the joy of your new home. Enjoy a short walk to the park, and take full advantage of the scenic Chestermere Lake, which offers year-round outdoor activities like kayaking, paddle boarding, and ice skating. This home is ideally located across the street from Chestermere Station, a bustling retail complex featuring a Safeway, Starbucks, Tim Horton's, and numerous other dining and shopping options, providing all the conveniences you need just steps from your door.**

Inclusions: **N/A**
 Property Listed By: **Real Broker**

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











