



THE
A-TEAM

**RE/MAX
FIRST**

133 MARINA Key, Chestermere T1X 1Y7

MLS®#: **A2182104**

Area:

Listing **12/03/24**

List Price: **\$625,000**

Status: **Active**

County: **Chestermere**

Date:

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half

Duplex)

Finished Floor Area

City/Town:

Chestermere

Abv Sqft:

1,808

Year Built:

2020

Low Sqft:

Lot Information

Ttl Sqft:

1,808

Lot Sz Ar:

4,294 sqft

Lot Shape:

Access:

Lot Feat:

Park Feat:

Cul-De-Sac,Level,Pie Shaped Lot

Double Garage Attached

DOM

18

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey,Side by Side

Parking

Ttl Park:

4

Garage Sz:

2

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Lighting,Other,Private Yard**

Construction:

Stone,Vinyl Siding,Wood Frame

Flooring:

Carpet,Hardwood,Laminate,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Microwave Hood Fan,Refrigerator,Stove(s),Window Coverings

Int Feat:

Breakfast Bar,Built-in Features,Closet Organizers,High Ceilings,Kitchen Island,Open Floorplan,Quartz Counters

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 4`11"
Kitchen	Main	12`0" x 9`8"
4pc Ensuite bath	Upper	8`10" x 9`3"
Bedroom	Upper	9`5" x 10`3"
Laundry	Upper	5`11" x 5`10"
Walk-In Closet	Upper	4`9" x 9`3"

Room	Level	Dimensions
Dining Room	Main	12`0" x 9`2"
Living Room	Main	14`6" x 13`5"
Bedroom	Upper	9`5" x 12`5"
Family Room	Upper	14`0" x 11`10"
Bedroom - Primary	Upper	12`10" x 13`3"
4pc Bathroom	Upper	5`0" x 8`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

1910205

Zoning:
DC

Remarks

Pub Rmks:

OPEN HOUSE SATURDAY DECEMBER 7 FROM 1-4 PM!!!! Welcome to this beautifully designed home offering 3 bedrooms, 2.5 baths, and a versatile loft/bonus room overlooking the grand entryway. The main floor boasts 9' ceilings, creating an open, bright and airy atmosphere complemented by large windows that fill the space with natural light. The central kitchen features quartz countertops, shaker style cabinets, a large island, and high end stainless steel appliances all finished with the finest hardware & lighting. Durable flooring flows throughout the main level, while the upper level offers plush carpet & tile in the bathrooms. The living room is a cozy centerpiece with a designer electric fireplace, a perfect area for relaxing or entertaining. Upstairs, you'll find a convenient laundry room, 2 additional spacious bedrooms, and a luxurious shared bath with a quartz vanity. The primary bedroom, also located on the upper level, offers a private ensuite with shower and a spacious walk-in closet. The home's interior is finished with wrought iron railings, adding an elegant touch. The basement is unfinished & awaits your personal touch. The tree-lined backyard offers a stunning patio with low-maintenance landscaping. Situated on a quiet keyhole cul-de-sac, this home features a double attached garage & oversized driveway and is perfectly situated on a pie lot. With its unbeatable combination of quality finishes, great floor plan, and an incredible location, this is a fantastic opportunity! Schedule your private showing today to see this gem for yourself!

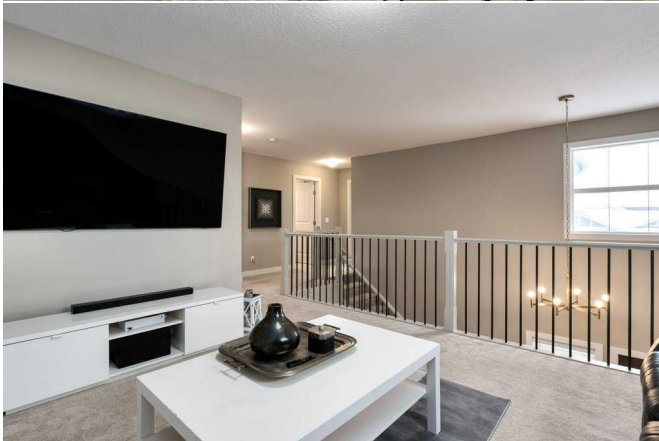
Inclusions:
Property Listed By:

N/A
eXp Realty

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











133 Marina key, Chestermere, AB

Main Floor Exterior Area 791.12 sq ft
Excluded Area 427.44 sq ft



0 2 4 8

PREPARED: 2024/12/05



White regions are excluded from total floor area in GUSICE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

133 Marina key, Chestermere, AB

2nd Floor Exterior Area 1018.88 sq ft
Excluded Area 79.00 sq ft



0 2 4 8

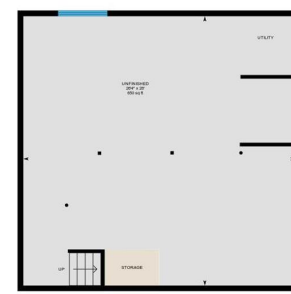
PREPARED: 2024/12/05



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133 Marina Key, Chestermere, AB

Basement (Below Grade) Exterior Area 742.38 sq ft



0 2 4 8

PREPARED: 2024/12/05



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