

868 MARINA Drive, Chestermere T1X 1Y6

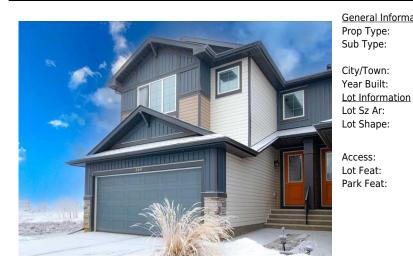
Sewer:

Utilities:

MLS®#: A2182641 Area: Westmere Listing 12/30/24 List Price: **\$585,000**

Status: **Pending** County: Chestermere Change: None Association: Fort McMurray

Date:



General Information

Sub Type: Semi Detached (Half

Duplex) Finished Floor Area

Chestermere Abv Saft: 2022 Low Sqft:

Ttl Sqft: 1.610

2,631 sqft

Residential

Parking Ttl Park:

1,610

4 2 Garage Sz:

3 (3)

2.5 (2 1)

2 Storey, Side by Side

DOM

Layout

Beds:

Baths:

Style:

5

Back Lane, Back Yard, Front Yard, Lawn, No Neighbours Behind, Landscaped, Level, Paved, Rectangular Lot Double Garage Attached, Front Drive, Garage Door Opener, Garage Faces Front

Utilities and Features

Frame

Roof: **Asphalt Shingle** Construction:

Forced Air, Natural Gas Concrete, Silent Floor Joists, Vinyl Siding, Wood Heating:

Ext Feat: Rain Gutters

Flooring: Carpet, Hardwood, Other, See Remarks, Tile

> Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Vinyl Windows, Walk-In Closet(s) Int Feat:

Room Information

Room Level <u>Dimensions</u> <u>Room</u> <u>Level</u> Dimensions **Living Room** Main 48`8" x 42`8" **Dining Room** Main 33`8" x 32`0" Kitchen Main 38`10" x 33`8" Foyer Main 29`3" x 16`8" **Bonus Room** Upper 47`7" x 43`6" **Bedroom** Upper 33`11" x 31`9" 41`3" x 31`9" **Bedroom - Primary** Upper 41`10" x 39`8" **Bedroom** Upper

 4pc Ensuite bath
 Upper
 36`8" x 16`5"
 Laundry
 Upper
 19`8" x 10`8"

 4pc Bathroom
 Upper
 2p`0" x 16`5"
 2pc Bathroom
 Upper

Title: Zoning: Fee Simple R

Legal Desc: **1910205**

Remarks

Legal/Tax/Financial

Pub Rmks:

Barely lived-in, this NEWER and former Douglas Homes SHOWHOME is conveniently located near the corner of Hwy One and Paradise Road in Chestermere -- 5 minutes from all the action in Calgary. This spacious 1610+ sq ft on 2-floors home is professionally landscaped with a deck at the back and features a convenient double attached garage at the front, plus all the upgrades you expect inside. 18 ft high open to above foyer, leads to a 9-ft-high main floor ceiling with upgraded spantex-knockdown ceiling and engineered HARDWOOD flooring, leads to a family room with electric fireplace, beautiful dining room, and a fully upgraded kitchen. The stylishly bright kitchen has full 8-ft high cabinetry, granite countertops, stainless steel appliances including SxS fridge with water dispenser, island, and the beloved pantry. Wrought-iron railing stairs near the front of home lead to a BONUS ROOM WITH WINDOW, and 3 bedrooms with a master bedroom on one side (for privacy) -- with full ensuite, including TWO sinks. The laundry machines are also upstairs near your clothes. The spacious, unfinished basement is full height with 2 good-sized windows and roughed-in plumbing for a future bathroom; furnace was serviced this fall. Already priced well-below replacement price, come have a look at this beautiful home before it's gone!!

Inclusions: N/A

Property Listed By: RE/MAX Real Estate (Central)

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

