



THE
A-TEAM

**RE/MAX
FIRST**

868 MARINA Drive, Chestermere T1X 1Y6

MLS®#: **A2182641** Area: **Westmere** Listing Date: **12/30/24** List Price: **\$585,000**
 Status: **Pending** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Chestermere**
 Year Built: **2022**
Lot Information
 Lot Sz Ar: **2,631 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,610**
 Low Sqft:
 Ttl Sqft: **1,610**

DOM

5
Layout
 Beds: **3 (3)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

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

Utilities and Features

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

Construction: **Concrete,Silent Floor Joists,Vinyl Siding,Wood Frame**
 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**
 Int Feat: **Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Soaking Tub,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	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"
Bedroom - Primary	Upper	41`10" x 39`8"	Bedroom	Upper	41`3" x 31`9"

4pc Ensuite bath
4pc Bathroom

Upper
Upper

36`8" x 16`5"
29`0" x 16`5"

Laundry
2pc Bathroom
Legal/Tax/Financial

Upper
Upper

19`8" x 10`8"

Title:
Fee Simple
Legal Desc:

1910205

Zoning:
R

Remarks

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

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













