



THE
A-TEAM

**RE/MAX
FIRST**

473 MARINA Drive, Chestermere T1X 1W4

MLS®#: **A2185377** Area: **Westmere** Listing Date: **01/05/25** List Price: **\$959,900**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **2009**
Lot Information
 Lot Sz Ar: **5,915 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,436**
 Low Sqft:
 Ttl Sqft: **2,436**

DOM

27
Layout
 Beds: **5 (3 2)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **6**

Access:
 Lot Feat: **Low Maintenance Landscape,Rectangular Lot**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**
 Construction: **Brick,Stucco,Wood Frame**
 Flooring: **Carpet,Ceramic Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Microwave,Oven,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Granite Counters,Kitchen Island,Open Floorplan,See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	12`7" x 9`10"	Kitchen	Main	14`10" x 14`3"
Pantry	Main	5`2" x 4`9"	Living Room	Main	16`0" x 14`1"
2pc Bathroom	Main	18`0" x 16`8"	Entrance	Main	42`11" x 25`2"
Laundry	Main	5`6" x 5`1"	Office	Main	12`11" x 9`11"
Bedroom - Primary	Upper	12`7" x 16`6"	5pc Ensuite bath	Upper	15`7" x 10`0"
Walk-In Closet	Upper	9`5" x 7`6"	Bedroom	Upper	11`6" x 10`11"
5pc Bathroom	Upper	9`5" x 7`6"	Bonus Room	Upper	15`9" x 15`1"

Bedroom	Upper	10`0" x 12`4"	Kitchen	Basement	15`5" x 13`7"
4pc Bathroom	Basement	8`10" x 7`3"	Laundry	Basement	5`6" x 6`7"
Furnace/Utility Room	Basement	5`6" x 14`3"	Bedroom	Basement	8`8" x 10`1"
Family Room	Basement	13`9" x 12`3"	Entrance	Basement	8`3" x 5`5"
Bedroom	Basement	9`1" x 7`2"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **0714584**

Zoning: **R-1**

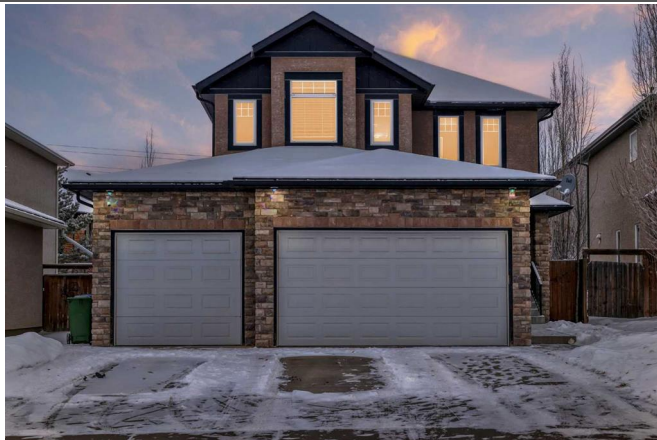
Remarks

Pub Rmks: ***SEE 3D TOUR* *TRIPLE ATTACHED GARAGE* *LEGAL 2-BR SUITE WITH SEPARATE ENTRY* Welcome to 473 Marina Drive, Chestermere, AB! This stunning 2-storey home is perfectly situated in the heart of Chestermere and offers an exceptional blend of comfort, style, and functionality. Boasting a HEATED triple car garage with additional parking on the driveway for a total parking of 6 vehicles, this property is ideal for families or those who love to entertain. The open-concept main floor features a bright and spacious living room, dining room, and kitchen designed for both entertaining and everyday living. The living room is adorned with a beautiful stone gas fireplace and large windows that flood the space with natural light. The kitchen is a chef's dream, offering granite countertops, stainless steel appliances, a large island, and ample cabinetry. A cozy den/flex room located off the entryway provides the perfect space for a home office or gym. Upstairs, the luxurious master bedroom serves as a private oasis with its walk-in closet, soaker tub, separate shower, and his-and-hers sinks. Two additional spacious bedrooms and a bonus room with vaulted ceilings complete the upper level, offering versatility for family or guest accommodations. The recently developed basement adds incredible value with a legal 2-bedroom suite. With a separate side entrance, its own washer and dryer, and a fully equipped kitchen, this space is perfect for tenants, extended family, or as an additional income opportunity (subject to permits and approval of the municipality). To top it off, the home is equipped with air conditioning to ensure comfort during warm summer days. Step outside to the west-facing backyard, featuring a massive deck ideal for soaking up the sun or hosting outdoor gatherings. The location is unbeatable, just moments from Chestermere Lake, where you can enjoy year-round recreational activities. Nearby schools, including Prairie Waters Elementary, Chestermere Lake Middle School, and Chestermere High School, make this home perfect for families. Shopping is a breeze with Chestermere Station Mall, Walmart, and No Frills just a short drive away. For outdoor enthusiasts, Lakeside Golf Club, parks, and walking trails are all within close proximity. With modern upgrades and a prime location, 473 Marina Drive is a rare gem that combines luxury, convenience, and investment potential. Don't miss your chance to make this incredible property your own—book your private showing today!**

Inclusions: **Appliances in the Basement: Refrigerator, Dishwasher, Washer, Dryer, Microwave Hood Fan**

Property Listed By: **CIR Realty**

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













473 Marina Dr, Chestermere - MAIN

Room	Dimensions
Deck	28'0" x 20'0"
Living	12'0" x 16'0"
Dining	10'0" x 14'0"
Kitchen	10'0" x 10'0"
Bedroom	10'0" x 14'0"
Bedroom	10'0" x 10'0"
Bedroom	10'0" x 10'0"
Bathroom	5'0" x 7'0"
Laundry	8'0" x 10'0"
Main Floor	200' x 100'
Other	10'0" x 10'0"

Disclaimer: This plan is for informational purposes only. It is not intended to be used as a legal document. The actual dimensions and layout of the property may vary from the information provided in this plan. Please consult the seller or a professional surveyor for more information.

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473 Marina Dr, Chestermere - UPPER 1



Room	Dimensions
Primary Bedroom	12'0" x 14'0"
Ensuite	8'0" x 10'0"
Bedroom	10'0" x 12'0"
Bath	5'0" x 7'0"
Bedroom	11'0" x 12'0"
W.C.	3'0" x 5'0"
Hall	3'0" x 5'0"
Staircase	3'0" x 5'0"

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JMB-R-00001

473 Marina Dr, Chestermere - BASEMENT



Room	Dimensions
Bedroom	11'0" x 12'0"
Bedroom	8'0" x 10'0"
Family	12'0" x 14'0"
Kitchen	8'0" x 10'0"
Mechanical	10'0" x 12'0"
Laundry	5'0" x 7'0"
Bath	5'0" x 7'0"
Hall	3'0" x 5'0"
Staircase	3'0" x 5'0"

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