



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**300 MARINA Drive #114, Chestermere T1X 0P6**

MLS® #: **A2196133**      Area: **Westmere**      Listing Date: **02/20/25**      List Price: **\$469,000**  
 Status: **Active**      County: **Chestermere**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Chestermere**  
 Year Built: **2013**

Finished Floor Area  
 Abv Sqft: **1,224**  
 Low Sqft:  
 Ttl Sqft: **1,224**

DOM

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

Lot Information

Lot Sz Ar:  
 Lot Shape:

Parking

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

Access:

Lot Feat: **Back Yard,Low Maintenance Landscape**  
 Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Private Yard**

Construction: **Stone,Vinyl Siding**  
 Flooring: **Carpet,Tile,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Refrigerator,Washer,Window Coverings**  
 Int Feat: **No Animal Home,No Smoking Home**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Second</b>	<b>9`3" x 4`11"</b>	<b>4pc Ensuite bath</b>	<b>Second</b>	<b>7`10" x 4`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>9`7" x 10`11"</b>	<b>Bedroom</b>	<b>Second</b>	<b>9`3" x 12`1"</b>
<b>Bedroom - Primary</b>	<b>Second</b>	<b>11`0" x 15`0"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>4`11" x 7`11"</b>
<b>Game Room</b>	<b>Basement</b>	<b>14`1" x 18`7"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>2`11" x 6`4"</b>
<b>Dinette</b>	<b>Main</b>	<b>9`7" x 7`10"</b>	<b>Foyer</b>	<b>Main</b>	<b>4`6" x 13`6"</b>

<b>Kitchen</b>	<b>Main</b>	<b>11`1" x 9`2"</b>	<b>Living Room</b>	<b>Main</b>	<b>9`7" x 12`4"</b>
			Legal/Tax/Financial		

Condo Fee: <b>\$336</b>	Title: <b>Fee Simple</b>	Zoning: <b>R-1</b>
Legal Desc:	<b>1310669</b>	

Remarks

Pub Rmks: **Priced To Sell! Location! Location! Location! SHOWS LIKE NEW! This stunning \*fully upgraded townhouse\* is perfectly situated with \*no neighbors behind\*, backing onto a \*\*beautiful green space with a park\*\* and the prestigious \*Paradise Road Estate homes\*! Just a \*short walk to Chestermere Lake\* and Chestermere Town Market & Plaza, this home offers both convenience and serenity. walking distance to School. Step inside and be amazed by the \*modern open-concept layout\*, featuring \*LVP flooring, high ceilings, and a gorgeous kitchen\* with elegant cabinetry, \*granite countertops, a graphite sink, pantry, and upgraded appliances\*\*.** The main level also boasts a cozy living area with access to your \*private, fenced backyard\*—perfect for relaxation or entertaining. Main floor also has 2 pcs bathroom. The upper-level offers \*3 spacious bedrooms, 2 full bathrooms, and a convenient upstairs laundry\*. The \*primary bedroom is a retreat of its own\*, featuring a \*walk-in closet and a stylish ensuite\*\*. Adding even more value is the \*fully finished basement\*, brand new and complete with an additional \*full 4-piece bathroom\*—a rare find in townhomes! This incredible home won't last long—\*Don't miss out!\* Book your private viewing today!

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**









