



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**300 MARINA DRIVE #196, Chestermere T1X 0P6**

MLS® #: **A2198530**

Area: **Westmere**

Listing Date: **03/03/25**

List Price: **\$305,000**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Chestermere**  
Year Built: **2012**

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **807**  
Low Sqft:  
Ttl Sqft: **807**

DOM

**47**

Layout

Beds: **2 (2 )**  
Baths: **1.0 (1 0)**  
Style: **Townhouse-Stacked**

Parking

Ttl Park: **1**  
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Landscaped**  
**Assigned,Outside,Stall**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave Hood Fan,Refrigerator,Washer**  
Int Feat: **No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Foyer</b>	<b>Lower</b>	<b>3`3" x 3`3"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`10" x 7`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`11" x 9`1"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`7" x 4`10"</b>
<b>Balcony</b>	<b>Main</b>	<b>8`2" x 6`1"</b>

Room	Level	Dimensions
<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>17`0" x 11`4"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`0" x 10`11"</b>
<b>Laundry</b>	<b>Main</b>	<b>8`3" x 4`11"</b>
<b>Furnace/Utility Room</b>	<b>Main</b>	<b>4`8" x 4`10"</b>

Legal/Tax/Financial

Condo Fee:		Title:		Zoning:
\$211		Fee Simple		TC
		Fee Freq:		
		Monthly		
Legal Desc:	1311087			
		Remarks		
Pub Rmks:	<b>2 BED   IN-SUITE LAUNDRY   ASSIGNED PARKING   LOW CONDO FEES</b> Welcome to Chestermere Station, where comfort and lakeside living come together! This charming 2-bedroom unit is located just moments from Chestermere Lake and is within walking distance of grocery stores, cafes, shops, and all the daily essentials. Situated on the second floor, the bright and open layout features two spacious bedrooms, a well-designed bathroom, and a kitchen that flows seamlessly into the living room—perfect for relaxing or entertaining. Enjoy the convenience of in-suite laundry, plus extra storage in the laundry room for added organization. Step outside onto the generous balcony, where natural light and fresh air fill the space, ideal for enjoying sunny days or cool evenings. The unit also comes with an assigned parking stall right outside your door. Just 15 minutes from Calgary, this home offers an ideal combination of affordability, convenience, and access to the great outdoors. Schedule your private viewing today!			
Inclusions:	None			
Property Listed By:	Keller Williams BOLD Realty			

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











