

# \$449,000 - 114, 300 Marina Drive, Chestermere

MLS® #A2196133

**\$449,000**

3 Bedroom, 4.00 Bathroom, 1,224 sqft  
Residential on 0.00 Acres

Westmere, Chestermere, Alberta

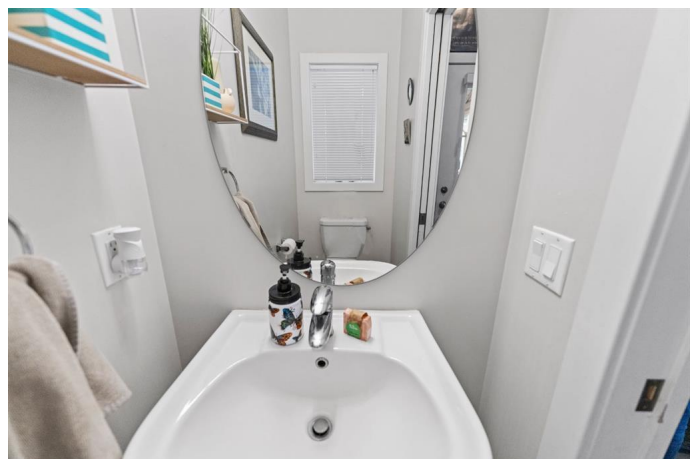
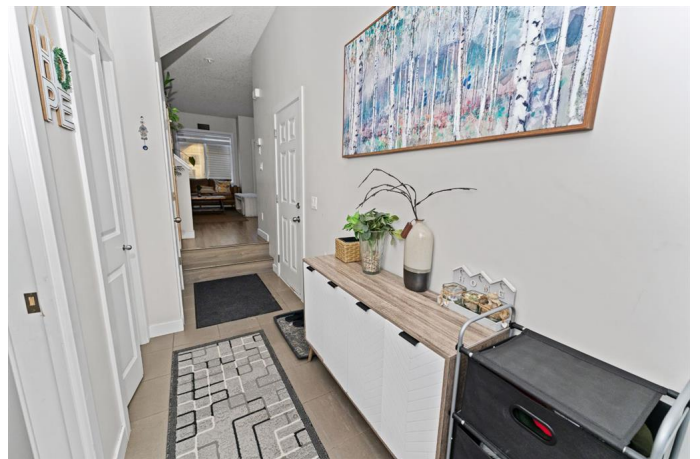
Priced To Sell! Location! Location! Location! SHOWS LIKE NEW! This stunning \*fully upgraded townhouse\* is perfectly situated with \*no neighbors behind\*, backing onto a \*\*beautiful green space with a park\*\* and the prestigious \*Paradise Road Estate homes\*! Just a \*short walk to Chestermere 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\*â€”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\*â€”a rare find in townhomes!

just minutes from \*\*Chestermere Lake and Chestermere Town Market & Plaza\*\*. It



features:

**\*3 Bedrooms & 3.5 Bathrooms\*\***

**\*Fully Finished Basement\*\* with a brand-new**

**\*\*4-piece bathroom\*\***

**\*No Neighbours Behind\*\*** â€“ backs onto a

**\*\*green space and park\*\***

**\*Modern Open Concept Layout\*\* with \*\*LVP**

**flooring & high ceilings\*\***

**\*Upgraded Kitchen\*\*** â€“ granite countertops,  
pantry, graphite sink & premium appliances

**\*Private Fenced Backyard\*\***

**\*Master Suite with Walk-in Closet & Ensuite\*\***

**\*Upstairs Laundry for Convenience\*\***

This incredible home wonâ€™t last  
longâ€™\*Donâ€™t miss out!\* Book your private  
viewing today!

Built in 2013

### **Essential Information**

MLS® #	A2196133
Price	\$449,000
Bedrooms	3
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,224
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### **Community Information**

Address	114, 300 Marina Drive
Subdivision	Westmere
City	Chestermere

County	Chestermere
Province	Alberta
Postal Code	T1X 0P6

### **Amenities**

Amenities	Recreation Facilities
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	No Animal Home, No Smoking Home
Appliances	Dishwasher, Dryer, Electric Stove, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 20th, 2025
Days on Market	58
Zoning	R-1

### **Listing Details**

Listing Office	RE/MAX Real Estate (Central)
----------------	------------------------------

Data is supplied by Pillar 9â„ MLSÂ® System. Pillar 9â„ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.