125, 300 Marina Drive
Chestermere, Alberta

MLS # A2218455

$435,000

Division:	Westmere
Type:	Residential/Five Plus
Style:	Townhouse
Size:	1,203 sq.ft. **Age:** 2012 (13 yrs old)
Beds:	3 **Baths:** 2 full / 1 half
Garage:	Other, Single Garage Attached
Lot Size:	-
Lot Feat:	Back Yard, Cul-De-Sac, Greenbelt, Lawn, Level, Low Maintenance Landscape

Heating:	Central, Natural Gas	**Water:**	-
Floors:	Carpet, Concrete, Linoleum, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 352
Basement:	Partial, Unfinished	**LLD:**	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame, Wood Siding	**Zoning:**	R-1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	See Remarks		

Inclusions:	None

Welcome to your beautiful new home in the heart of Chestermere! This stylish 3-bedroom townhome with South-Facing back yard in the sought-after Westmere community combines comfort, convenience, and exceptional value—all just steps from the lake, schools, parks, shopping, and more. Step inside to find a bright and open main floor with soaring 9-foot knockdown ceilings, a spacious living area, and a modern kitchen featuring sleek granite countertops, rich cabinetry, and stainless steel appliances. The dining area flows out to your south-facing private patio—perfect for BBQs or peaceful morning coffees. Upstairs, the generous primary suite offers a walk-in closet with natural light and a private ensuite with a glass shower. Two additional bedrooms, a full bathroom, and upper-floor laundry complete the upper level—making this home ideal for young families, couples, or savvy investors. The full basement is ready for your personal touch—home gym? media room? guest suite? You decide. With a single attached garage, a full-length driveway, visitor parking nearby, and a low-maintenance condo lifestyle, this home checks every box. Whether you're a first-time buyer or looking to downsize without compromise, this move-in-ready townhome invites you to make it yours. Book your showing today and fall in love with your new home!