

180, 371 Marina Drive
Chestermere, Alberta

MLS # A2219615

\$439,900

Division:	Westmere		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,394 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	2 full / 2 half
Garage:	Concrete Driveway, Driveway, Enclosed, Front Drive, Garage Faces Front, Si		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 384
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Stone Counters		

Inclusions: NA

OPEN HOUSE SATURDAY MAY 17th - 1-3pm • Fully Finished Air Conditioned • 2 Bedrm + Flex & 4 Bathrooms • Single Attached Garage • Location is Everything – Welcome to WATERSIDE on Marina Drive, just half a block from Chestermere Lake! FULLY DEVELOPED & UPDATED in the sought after Westmere offers the perfect blend of lifestyle & convenience. Ideally located just steps from a playground, the lake, grocery, coffee, restaurants, dog off-leash & scenic walking paths. Step inside & be greeted with a spacious entryway - bright & open concept main floor. MODERN KITCHEN & UPGRADES: Updated kitchen with white cabinetry, quartz counters, centre island & newer stainless appliances. Freshly painted & updated luxury vinyl plank flooring & plush carpet. Spacious living room with gas fireplace & large windows that flood the space with natural light. UPPER LEVEL: Offers a large bonus/flex room (easily converted to a 3rd bdrm), two bedrooms including a primary suite with a 3-piece ensuite bath plus a 4 piece family bathroom. LOWER LEVEL: Fully finished with a large rec room with built in speakers, huge window letting in natural light, separate laundry room & 2 piece bathroom. LOCATION PERKS: South-facing backyard with a new deck. Direct access to the walking path right behind. You’re only minutes from a top-tier golf course, schools, a massive rec centre, and every amenity you need. EXTRA’S YOU’LL LOVE: Air Conditioning • New Hot Water Tank • Custom Window Coverings • Updated Lighting & Fans • New Toilets & Dishwasher • Topped up Insulation. Over 1960 sq feet of developed living space! Single attached garage + parking pad + ample visitor parking in the quiet, family-friendly complex. Meticulously maintained & move-in ready! *** Call your favourite realtor to view & be

sure to Check out the 3D Tour!