

30, 300 Marina Drive
Chestermere, Alberta

MLS # A2220279

\$415,000

Division:	Westmere		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,307 sq.ft.	Age:	2013 (12 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Off Street, Parking Pad, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 256
Basement:	None	LLD:	-
Exterior:	Cement Fiber Board, Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Storage, Vinyl Windows		

Inclusions: Ikea Wardrobe in Primary Bedroom

Open House Saturday, May 24th, from 1230 pm to 230 pm! Discover your Chestermere oasis at #30, 300 Marina Drive! This exceptional townhouse offers an unparalleled lakeside lifestyle, blending outdoor adventure with urban convenience. This residence boasts 1306 sq ft of thoughtfully designed living space, featuring two bedrooms, a versatile den, and 2.5 well-appointed bathrooms. Enjoy spacious rooms that provide ample relaxation and a vibrant living space. The heart of this home is the stunningly renovated two-toned kitchen—a culinary masterpiece perfect for passionate cooks and effortless entertaining. Sleek, contemporary cabinetry offers abundant storage and a sophisticated aesthetic. Expansive, gleaming granite countertops provide a luxurious and durable workspace complemented by a full suite of stainless steel appliances, including a brand-new dishwasher. Upgraded fixtures enhance the modern elegance of this space. Beyond the kitchen, the home unfolds into sunlit sanctuaries, thanks to desirable southeast-facing front and northwest rear exposures. The open-concept design seamlessly connects living and dining areas, which is ideal for family life and hosting gatherings. The versatile den on the entrance level offers many possibilities—a home office, playroom, reading nook, or fitness zone—to adapt to your unique lifestyle. Upstairs, two spacious bedrooms provide peaceful retreats. The primary suite offers a serene escape. Thoughtful updates include new window screens for fresh air, new smoke and carbon monoxide detectors for peace of mind, and a humidifier. Experience indoor-outdoor harmony with a private balcony (gas line for BBQ) and a secure, fenced front yard. An oversized single attached garage (with built-in storage shelves) and a full-length driveway make parking and storage effortless. Nestled in the sought-after

Chestermere Station, enjoy a 10-minute walk to Chestermere's sandy beach, vibrant shops, diverse restaurants, and excellent schools. New schools are planned for nearby communities like Dawson's Landing and Chelsea. Embrace year-round lake activities moments away — from summer boating and swimming to winter ice skating. Enjoy low condo fees and effortless living with low-maintenance landscaping and snow removal managed by the condo association. This frees your time to enjoy Chestermere's recreational and social opportunities.