

# \$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

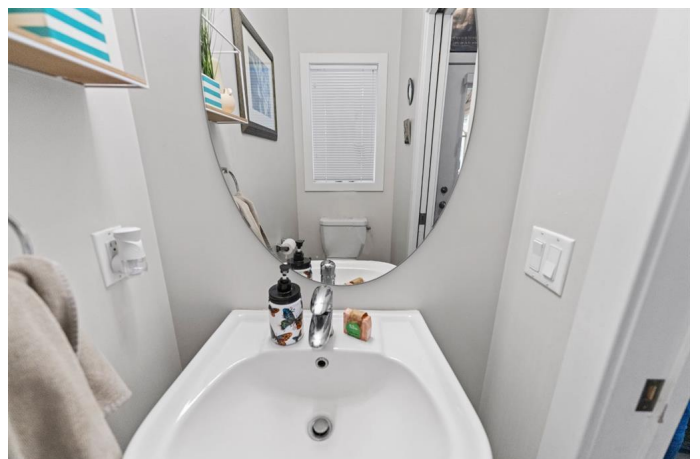
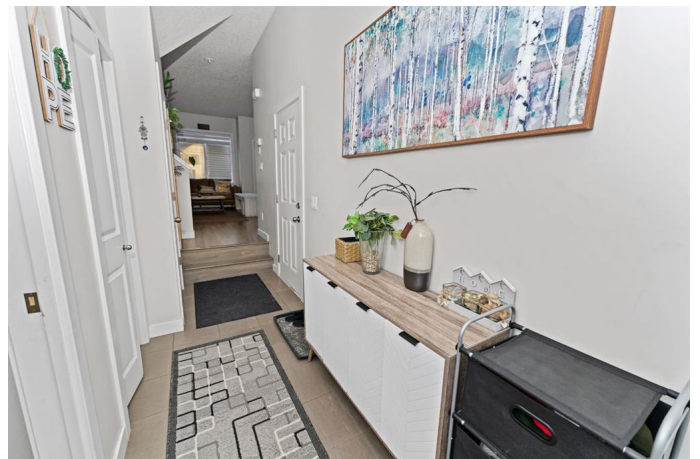
Priced To Sell! Location! Location! Location! SHOWS LIKE NEW! This stunning \*fully upgraded townhouse\* is perfectly situated with \*no neighbors behind\*, backing onto a \*\*beautiful green space with a park\*\* and the prestigious \*Paradise Road Estate homes\*! Just a \*short walk to Chestermere 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\*—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\*—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\*\* – backs onto a
- \*\*green space and park\*\*
- \*Modern Open Concept Layout\*\* with \*\*LVP
- flooring & high ceilings\*\*
- \*Upgraded Kitchen\*\* – granite countertops,
- pantry, graphite sink & premium appliances
- \*Private Fenced Backyard\*\*
- \*Master Suite with Walk-in Closet & Ensuite\*\*
- \*Upstairs Laundry for Convenience\*\*

This incredible home won’t last long! Don’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 | 59                  |
| Zoning         | R-1                 |

### Listing Details

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

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