

# \$400,000 - 24, 300 Marina Drive, Chestermere

MLS® #A2208257

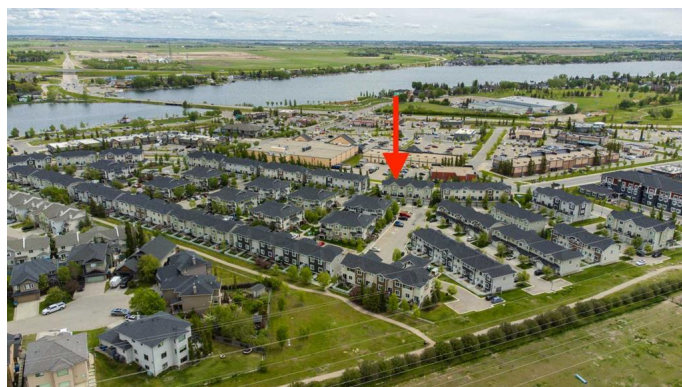
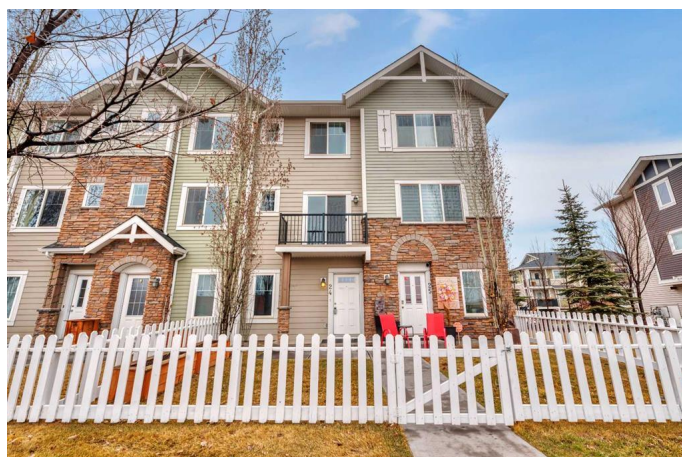
**\$400,000**

2 Bedroom, 3.00 Bathroom, 1,351 sqft

Residential on 0.00 Acres

Westmere, Chestermere, Alberta

WOW! Welcome to #24, 300 Marina Drive - in the sought-after "Chestermere Station" complex! This stunning townhouse offers a perfect blend of modern living and convenience, featuring 2 spacious bedrooms + den, and 2.5 bathrooms in over 1,350 square feet of living space. Designed with an open-concept floorplan, the home boasts laminate and carpet flooring, granite countertops throughout (kitchen and bathrooms), and stainless steel appliances (including a fridge with water/ice functionality, and a newer dishwasher). Enjoy the luxury of two private balconies, a fenced front yard, an oversized single attached garage and a full-length driveway. Recent upgrades include some carpeting, kitchen faucet, and smoke/CO detectors. With a southeast front exposure and northwest rear exposure, this home is filled with natural light throughout the day! Ideally located walking distance to Chestermere Lake and a wealth of local amenities. Don't miss out on this exceptional opportunity - call now to schedule a viewing!



Built in 2012

## Essential Information

MLS® #	A2208257
Price	\$400,000
Bedrooms	2
Bathrooms	3.00

Full Baths	2
Half Baths	1
Square Footage	1,351
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	24, 300 Marina Drive
Subdivision	Westmere
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 0P6

### Amenities

Amenities	Other, Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	2
Parking	Driveway, Garage Door Opener, Garage Faces Rear, Insulated, Oversized, Parking Pad, See Remarks, Single Garage Attached, Concrete Driveway, Covered, Enclosed, Rear Drive, Secured
# of Garages	1

### Interior

Interior Features	Granite Counters, Kitchen Island, Open Floorplan, See Remarks, Separate Entrance, Storage, Vinyl Windows, Stone Counters
Appliances	Dishwasher, Electric Oven, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings
Heating	Central, Forced Air
Cooling	None
Basement	None

### Exterior

Exterior Features	Balcony, Private Entrance, Private Yard
Lot Description	Front Yard, Landscaped, Lawn, Level, Rectangular Lot, See Remarks
Roof	Asphalt Shingle

Construction	Wood Frame
Foundation	Slab

**Additional Information**

Date Listed	April 3rd, 2025
Days on Market	32
Zoning	R-1

**Listing Details**

Listing Office	MaxWell Capital Realty
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.