

71, 300 Marina Drive
Chestermere, Alberta

MLS # A2226418



\$469,900

Division:	Westmere		
Type:	Residential/Five Plus		
Style:	3 (or more) Storey		
Size:	1,735 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Garage Door Opener, Guest, Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Lake, Landscaped, L		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 314
Basement:	Finished, Partial, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RM3
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Vinyl Windows		
Inclusions:	Murphy Bed, 4 TV wall mounts, ceiling fans		

Come and check out this spacious 4 bedroom, 3.5 pc bathroom townhouse. Being fully finished on all levels provides a total of 1525+ sq ft of developed living space. This home is clean, fresh and move-in ready. Enter from the garage or outside to the foyer and lower bedroom. A great flex room with Murphy Bed and 3 pc ensuite bathroom. On the main level enjoy the open floor plan. Spacious living area with balcony to the rear. Large kitchen with island, quartz counter tops and stainless steel appliance package. The dining room will seat 6-8 and has another balcony with a gas hook up. A convenient 2 pc bath. On the upper level enjoy three spacious bedrooms and two more full baths. The primary has a 4pc ensuite with soaker tub. In addition to the two balconies enjoy stepping down to the backyard space and some grass. You are also backing onto the a community pathway system. You are just a few minutes walk to the lake and a whole bunch of shopping, restaurants and amenities. You are also close to schools, community centre and library. A very affordable, spacious and move in ready home in a fantastic location in Chestermere.