

629 Marina Drive  
Chestermere, Alberta

MLS # A2294851



## \$780,000

<b>Division:</b>	Westmere		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,255 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

**Heating:** Forced Air

**Water:** -

**Floors:** Carpet, Hardwood, Tile

**Sewer:** -

**Roof:** Asphalt Shingle

**Condo Fee:** -

**Basement:** Full

**LLD:** -

**Exterior:** Stone, Vinyl Siding, Wood Frame

**Zoning:** R-1

**Foundation:** Poured Concrete

**Utilities:** -

**Features:** Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, See Remarks, Walk-In Closet(s)

**Inclusions:** None

Welcome to this big, bright, and beautiful two-story home in the heart Chestermere, where residents enjoy a vibrant lifestyle just steps from the water. The home offers terrific curb appeal with charming architectural details and expansive front windows that flood the space with natural light. Inside, a bright open-concept layout features a dedicated home office just off the entrance, perfect for working or studying from home. The kitchen includes stainless steel appliances, quartz counters, and a large island for friends and family to gather. The main floor offers hardwood flooring throughout the living areas, a seamless flow into the dining space, and a comfortable living room centered around a beautiful gas fireplace. A laundry room and 2-piece powder room with tile flooring complete the level. Upstairs, a spacious bonus room provides extra living space to hang out, alongside three bedrooms. The primary retreat comes complete with a luxurious 5-piece ensuite bath. The unfinished basement provides a blank canvas with endless potential to customize the additional living space to best suit your needs. Conveniently located within walking distance of everyday amenities, this home is just steps from shopping, restaurants, gyms, and the library. Residents can enjoy quick access to the lake and beach, along with the many gorgeous parks and pathways.