

# \$439,900 - 180, 371 Marina Drive, Chestermere

MLS® #A2219615

**\$439,900**

2 Bedroom, 4.00 Bathroom, 1,394 sqft

Residential on 0.05 Acres

Westmere, Chestermere, Alberta

OPEN HOUSE SATURDAY MAY 17th - 1-3pm

• Fully Finished Air Conditioned • 2

Bedrm + Flex & 4 Bathrooms • Single

Attached Garage •

Location is Everything • Welcome to WATERSIDE on Marina Drive, just half a block from Chestermere Lake!

FULLY DEVELOPED & UPDATED in the sought after Westmere offers the perfect blend of lifestyle & convenience. Ideally located just steps from a playground, the lake, grocery, coffee, restaurants, dog off-leash & scenic walking paths. Step inside & be greeted with a spacious entryway - bright & open concept main floor.

MODERN KITCHEN & UPGRADES: Updated kitchen with white cabinetry, quartz counters, centre island & newer stainless appliances. Freshly painted & updated luxury vinyl plank flooring & plush carpet. Spacious living room with gas fireplace & large windows that flood the space with natural light.

UPPER LEVEL: Offers a large bonus/flex room (easily converted to a 3rd bdrm), two bedrooms including a primary suite with a 3-piece ensuite bath plus a 4 piece family bathroom.

LOWER LEVEL: Fully finished with a large rec room with built in speakers, huge window letting in natural light, separate laundry room & 2 piece bathroom.

LOCATION PERKS: South-facing backyard with a new deck. Direct access to the walking path right behind. You're only minutes



from a top-tier golf course, schools, a massive rec centre, and every amenity you need.

EXTRA™S YOU™LL LOVE: Air Conditioning • New Hot Water Tank • Custom Window Coverings • Updated Lighting & Fans • New Toilets & Dishwasher • Topped up Insulation.

Over 1960 sq feet of developed living space! Single attached garage + parking pad + ample visitor parking in the quiet, family-friendly complex. Meticulously maintained & move-in ready!

\*\*\* Call your favourite realtor to view & be sure to Check out the 3D Tour!

Built in 2005

### Essential Information

MLS® #	A2219615
Price	\$439,900
Bedrooms	2
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,394
Acres	0.05
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	180, 371 Marina Drive
Subdivision	Westmere
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 1V1

### Amenities

Amenities	Gazebo, Park, Parking, Picnic Area, Playground, Visitor Parking
Parking Spaces	2
Parking	Concrete Driveway, Driveway, Enclosed, Front Drive, Garage Faces Front, Single Garage Attached
# of Garages	1

## Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Stone Counters
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Playground, Private Entrance
Lot Description	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 9th, 2025
Days on Market	7
Zoning	R3

## Listing Details

Listing Office	Century 21 Masters
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