

# \$435,000 - 125, 300 Marina Drive, Chestermere

MLS® #A2218455

**\$435,000**

3 Bedroom, 3.00 Bathroom, 1,203 sqft

Residential on 0.00 Acres

Westmere, Chestermere, Alberta

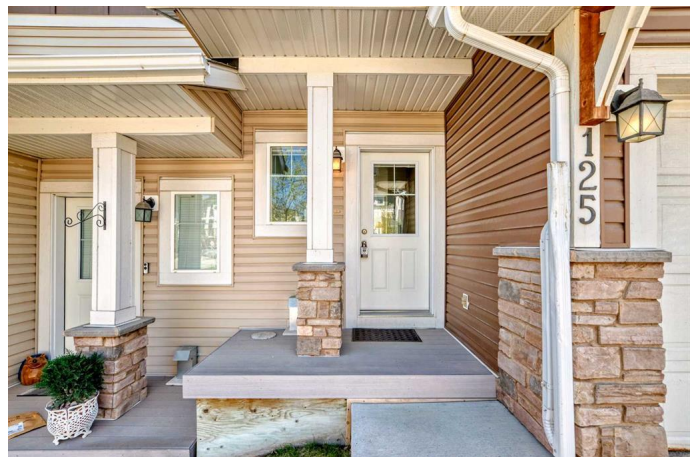
Welcome to your beautiful new home in the heart of Chestermere! This stylish 3-bedroom townhome with South-Facing back yard in the sought-after Westmere community combines comfort, convenience, and exceptional value—all just steps from the lake, schools, parks, shopping, and more.

Step inside to find a bright and open main floor with soaring 9-foot knockdown ceilings, a spacious living area, and a modern kitchen featuring sleek granite countertops, rich cabinetry, and stainless steel appliances. The dining area flows out to your south-facing private patio—perfect for BBQs or peaceful morning coffees.

Upstairs, the generous primary suite offers a walk-in closet with natural light and a private ensuite with a glass shower. Two additional bedrooms, a full bathroom, and upper-floor laundry complete the upper level—making this home ideal for young families, couples, or savvy investors.

The full basement is ready for your personal touch—home gym? media room? guest suite? You decide. With a single attached garage, a full-length driveway, visitor parking nearby, and a low-maintenance condo lifestyle, this home checks every box.

Whether you're a first-time buyer or looking to downsize without compromise, this



move-in-ready townhome invites you to make it yours. Book your showing today and fall in love with your new home!

Built in 2012

### Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2218455      |
| Price          | \$435,000     |
| Bedrooms       | 3             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,203         |
| Acres          | 0.00          |
| Year Built     | 2012          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | Townhouse     |
| Status         | Active        |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 125, 300 Marina Drive |
| Subdivision | Westmere              |
| City        | Chestermere           |
| County      | Chestermere           |
| Province    | Alberta               |
| Postal Code | T1X 0P6               |

### Amenities

|                |                               |
|----------------|-------------------------------|
| Amenities      | Other                         |
| Parking Spaces | 1                             |
| Parking        | Other, Single Garage Attached |
| # of Garages   | 1                             |

### Interior

|                   |                                                                             |
|-------------------|-----------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                 |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer |

|              |                      |
|--------------|----------------------|
| Heating      | Central, Natural Gas |
| Cooling      | None                 |
| # of Stories | 2                    |
| Has Basement | Yes                  |
| Basement     | Partial, Unfinished  |

## Exterior

|                   |                                                                          |
|-------------------|--------------------------------------------------------------------------|
| Exterior Features | BBQ gas line                                                             |
| Lot Description   | Back Yard, Cul-De-Sac, Greenbelt, Lawn, Level, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                                          |
| Construction      | Brick, Concrete, Vinyl Siding, Wood Frame, Wood Siding                   |
| Foundation        | Poured Concrete                                                          |

## Additional Information

|                |               |
|----------------|---------------|
| Date Listed    | May 6th, 2025 |
| Days on Market | 5             |
| Zoning         | R-1           |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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