

# \$499,000 - 55, 300 Marina Drive, Chestermere

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MLS® #A2229633

**\$499,000**

4 Bedroom, 4.00 Bathroom, 2,133 sqft

Residential on 0.00 Acres

Westmere, Chestermere, Alberta

\*\*\*Welcome to the largest and most impressive unit in the community! Professionally measured at 2,130 sq ft, this townhouse offers approximately 400 sqft more living space than any other unit in the complex. Enjoy the added convenience of an attached double garage—an exceptional find in this sought-after neighborhood.\*\*\*

Built in 2014

## Essential Information

|                |               |
|----------------|---------------|
| MLS® #         | A2229633      |
| Price          | \$499,000     |
| Bedrooms       | 4             |
| Bathrooms      | 4.00          |
| Full Baths     | 3             |
| Half Baths     | 1             |
| Square Footage | 2,133         |
| Acres          | 0.00          |
| Year Built     | 2014          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 3 Storey      |
| Status         | Active        |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 55, 300 Marina Drive |
| Subdivision | Westmere             |
| City        | Chestermere          |



|             |             |
|-------------|-------------|
| County      | Chestermere |
| Province    | Alberta     |
| Postal Code | T1X 0P6     |

### Amenities

|                |                                               |
|----------------|-----------------------------------------------|
| Amenities      | Parking, Snow Removal, Trash, Visitor Parking |
| Parking Spaces | 4                                             |
| Parking        | Double Garage Attached                        |
| # of Garages   | 2                                             |

### Interior

|                   |                                                                                                                |
|-------------------|----------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Walk-In Closet(s)     |
| Appliances        | Dishwasher, Electric Stove, Garage Control(s), Microwave, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                        |
| Cooling           | None                                                                                                           |
| Basement          | None                                                                                                           |

### Exterior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Exterior Features | Balcony                                         |
| Lot Description   | Back Lane, Few Trees, Low Maintenance Landscape |
| Roof              | Asphalt Shingle                                 |
| Construction      | Brick, Vinyl Siding, Wood Frame                 |
| Foundation        | Poured Concrete                                 |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 10th, 2025 |
| Days on Market | 141             |
| Zoning         | RM3             |
| HOA Fees       | 80              |
| HOA Fees Freq. | ANN             |

### Listing Details

|                |                         |
|----------------|-------------------------|
| Listing Office | Century 21 Bravo Realty |
|----------------|-------------------------|

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