

# \$440,000 - 107, 300 Marina Drive, Chestermere

MLS® #A2202095

**\$440,000**

3 Bedroom, 3.00 Bathroom, 1,333 sqft  
Residential on 0.00 Acres

Westmere, Chestermere, Alberta

Back on the market and ready for its next chapter—welcome to 107-300 Marina Drive in the heart of Chestermere! This stunning 3-storey townhouse combines modern living with endless potential, offering 3 bedrooms, 2.5 bathrooms, and a layout designed for both comfort and functionality.

Step inside to discover a bright and inviting main floor, featuring an open-concept kitchen equipped with sleek stainless steel appliances, perfect for whipping up meals or hosting gatherings. The spacious living area flows seamlessly, creating an ideal space for everyday living and entertaining.

Upstairs, the primary bedroom is a true retreat, complete with a walk-in closet and a private 3-piece ensuite. The added convenience of an upper-level laundry room makes daily life a breeze. The undeveloped basement is a blank canvas, offering the opportunity to create a fourth bedroom, a home office, or additional living space to suit your needs.

Outside, the fenced backyard backs onto a convenient off-leash dog park, making it a dream for pet owners and providing a peaceful setting for outdoor relaxation or playtime with your furry friends. With an attached 1-car garage and close proximity to Chestermere Lake, parks, schools, and local amenities, this home is perfectly positioned for a vibrant lakeside lifestyle.



Don't miss your chance to make this versatile and welcoming townhouse your own—schedule a showing today and envision the possibilities!

Built in 2013

### Essential Information

MLS® #	A2202095
Price	\$440,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,333
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	107, 300 Marina Drive
Subdivision	Westmere
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 0P6

### Amenities

Amenities	Snow Removal, Trash, Visitor Parking, Dog Park
Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Kitchen Island, No Smoking Home, Open Floorplan, Stone Counters
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Appliances	Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	See Remarks, Unfinished

## Exterior

Exterior Features	Balcony
Lot Description	Back Yard, Backs on to Park/Green Space, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Composite Siding, Stone
Foundation	Poured Concrete

## Additional Information

Date Listed	March 13th, 2025
Days on Market	1
Zoning	TC

## Listing Details

Listing Office	CIR Realty
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