

**136, 371 Marina Drive
Chestermere, Alberta**

MLS # A2209186



\$442,900

Division:	Westmere		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,420 sq.ft.	Age:	2005 (20 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.05 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, L		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 386
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage		

Inclusions: none

Lifestyle, location and value abound in this immaculate fully finished 2 story townhome located in the heart of the vibrant lake community of Chestermere. The spacious open floor plan is well suited for everyday family life or entertaining alike. In the well equipped kitchen you'll enjoy timeless maple cabinetry, striking black appliances and a centre island with seating. There is a seamless flow to the main living area so that you are able to keep an eye on little ones or interact with family or guests even while you are busy in the kitchen. The dining area is conveniently situated next to patio doors where you can have direct access to your back deck for easy grilling and outdoor living. There is tons of natural light coming in from the South facing windows and the corner gas fireplace in the living room is an upgrade you're sure to appreciate in the cooler months. A 2 pc powder room and spacious entryway round out this main level. Upstairs you'll find 3 bedrooms including an especially large primary bedroom with dual closets and its own 3 pc ensuite. The other 2 bedrooms are each a good size perfect for kids rooms, for guests or maybe to use as a home office. And there is even more room to enjoy in the fully finished basement where there is plenty of room to create a games room, recreation area, media space or maybe a home gym. The washer and dryer are nicely tucked into their own closet as well optimizing space and keeping things nice and tidy. An attached single car garage with extended driveway are also a nice little luxury to enjoy. This terrific home is located in Waterside which is a well maintained complex with lovely landscaping, a gazebo, plenty of benches and a private park for the kids. And you are literally steps from all amenities including shopping, restaurants, professional services, beaches, parks, the rec center and of course

Chestermere's extensive and beautiful pathways! Your fur babies are welcome in this pet friendly with board approval complex, and there's no need to bring your shovel or lawn mower since snow removal and ground maintenance are included. Don't miss your chance to call this one home