

**860 Marina Drive  
Chestermere, Alberta**

**MLS # A2212464**



**\$499,900**

<b>Division:</b>	Westmere		
<b>Type:</b>	Residential/Triplex		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,365 sq.ft.	<b>Age:</b>	2020 (5 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Low Maintenance Landscape, No Neighbours Behind		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full, Unfinished
<b>Exterior:</b>	Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	No Animal Home, No Smoking Home

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R-3
<b>Utilities:</b>	-

**Inclusions:** TV & Mount in bedroom

Original owner, shows like a show home. Townhome, no Condo fees. The property features: 3 bedrooms, 2.5 bathrooms, hardwood, tile, quartz, stainless steel appliances, air conditioning, non maintenance yard, deck & a single attached garage. The main floor features a 2pc bath, good size kitchen with a nook that has access to the deck/yard & a spacious living room. The upper floor features a 4pc bath, laundry & 3 good size bedrooms. The primary bedroom offers a walk in closet & full ensuite. The lower level is awaiting your ideas. Close to shopping, easy access to the Lake & only 15 min to Calgary. Click on link to view 3D walk through.