

# \$415,000 - 30, 300 Marina Drive, Chestermere

MLS® #A2220279

## \$415,000

2 Bedroom, 3.00 Bathroom, 1,307 sqft  
Residential on 0.00 Acres

Westmere, Chestermere, Alberta

Open House Saturday, May 24th, from 1230 pm to 230 pm! Discover your Chestermere oasis at #30, 300 Marina Drive! This exceptional townhouse offers an unparalleled lakeside lifestyle, blending outdoor adventure with urban convenience. This residence boasts 1306 sq ft of thoughtfully designed living space, featuring two bedrooms, a versatile den, and 2.5 well-appointed bathrooms. Enjoy spacious rooms that provide ample relaxation and a vibrant living space.

The heart of this home is the stunningly renovated two-toned kitchen—a culinary masterpiece perfect for passionate cooks and effortless entertaining. Sleek, contemporary cabinetry offers abundant storage and a sophisticated aesthetic. Expansive, gleaming granite countertops provide a luxurious and durable workspace complemented by a full suite of stainless steel appliances, including a brand-new dishwasher. Upgraded fixtures enhance the modern elegance of this space. Beyond the kitchen, the home unfolds into sunlit sanctuaries, thanks to desirable southeast-facing front and northwest rear exposures. The open-concept design seamlessly connects living and dining areas, which is ideal for family life and hosting gatherings.

The versatile den on the entrance level offers many possibilities—a home office, playroom, reading nook, or fitness zone—to adapt to your unique lifestyle.

Upstairs, two spacious bedrooms provide



peaceful retreats. The primary suite offers a serene escape. Thoughtful updates include new window screens for fresh air, new smoke and carbon monoxide detectors for peace of mind, and a humidifier.

Experience indoor-outdoor harmony with a private balcony (gas line for BBQ) and a secure, fenced front yard. An oversized single attached garage (with built-in storage shelves) and a full-length driveway make parking and storage effortless.

Nestled in the sought-after Chestermere Station, enjoy a 10-minute walk to Chestermere's sandy beach, vibrant shops, diverse restaurants, and excellent schools. New schools are planned for nearby communities like Dawson's Landing and Chelsea. Embrace year-round lake activities moments away – from summer boating and swimming to winter ice skating. Enjoy low condo fees and effortless living with low-maintenance landscaping and snow removal managed by the condo association. This frees your time to enjoy Chestermere's recreational and social opportunities.

Built in 2013

### **Essential Information**

MLS® #	A2220279
Price	\$415,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,307
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey

Status	Active
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## Community Information

Address	30, 300 Marina Drive
Subdivision	Westmere
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X0P6

## Amenities

Amenities	Parking, Snow Removal, Trash, Visitor Parking
Parking Spaces	3
Parking	Off Street, Parking Pad, Single Garage Attached
# of Garages	1

## Interior

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Electric Range, Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony, BBQ gas line
Lot Description	Front Yard
Roof	Asphalt Shingle
Construction	Cement Fiber Board, Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 15th, 2025
Days on Market	13
Zoning	R1

## Listing Details

Listing Office	eXp Realty
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