# \$420,000 - 64, 300 Marina Drive, Chestermere

MLS® #A2231763

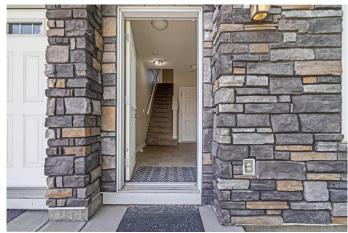
# \$420,000

2 Bedroom, 3.00 Bathroom, 1,283 sqft Residential on 0.00 Acres

Westmere, Chestermere, Alberta

Start fresh in a home that blends comfort, convenience, and a coveted lakeside lifestyle. This bright and inviting 2-bedroom + office townhome offers more than just great spaceâ€"it delivers unbeatable value with a rare titled surface parking stall and a single attached garage, all set in a prime location with west-facing lake views. Tucked within the sought-after community of Westmere, you're just a short stroll from everything you needâ€"grocery stores, coffee shops, restaurants, fitness studios, walking paths, and, of course, the lake itself. Whether you're running errands or catching sunset views by the water, everything is at your fingertips. Inside, the ground level welcomes you with a generous foyer and a flexible den that's perfect for a home office, gym, or creative space. This level also features a convenient 2-piece bathroom and access to the garage. Up one level, the open-concept kitchen is a cheerful and functional hub with granite countertops, stainless steel appliances, a central island with breakfast bar seating, and sliding patio doors to your sunny west-facing balcony. The adjacent dining area flows seamlessly into the bright and airy living roomâ€"ideal for entertaining or quiet evenings overlooking the lake. Upstairs, two well-proportioned bedrooms offer privacy and functionality. The primary includes a 4-piece ensuite, while the second bedroom is steps from another full bathroom. You'll also love the super convenient upstairs laundry







area. Whether you're a first-time buyer, downsizer, or investor, this well-located and thoughtfully designed townhome is a rare find. Enjoy the space, soak in the views, and take advantage of a lifestyle that brings the best of Chestermere right to your doorstep.

#### Built in 2013

#### **Essential Information**

MLS® # A2231763 Price \$420,000

Bedrooms 2
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,283 Acres 0.00 Year Built 2013

Type Residential

Sub-Type Row/Townhouse

Style 3 Storey
Status Active

# **Community Information**

Address 64, 300 Marina Drive

Subdivision Westmere

City Chestermere County Chestermere

Province Alberta

Postal Code T1X 0P6

## **Amenities**

Amenities Visitor Parking

Parking Spaces 1

Parking Single Garage Attached

# of Garages 1

#### Interior

Interior Features Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, See

Remarks, Storage

Appliances None

Heating Forced Air, Natural Gas

Cooling None
Basement None

#### **Exterior**

Exterior Features Balcony

Lot Description Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Gentle

Sloping

Roof Asphalt Shingle

Construction Stone, Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed June 17th, 2025

Days on Market 51
Zoning TC

# **Listing Details**

Listing Office Royal LePage Benchmark

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