

# \$279,900 - 159, 300 Marina Drive, Chestermere

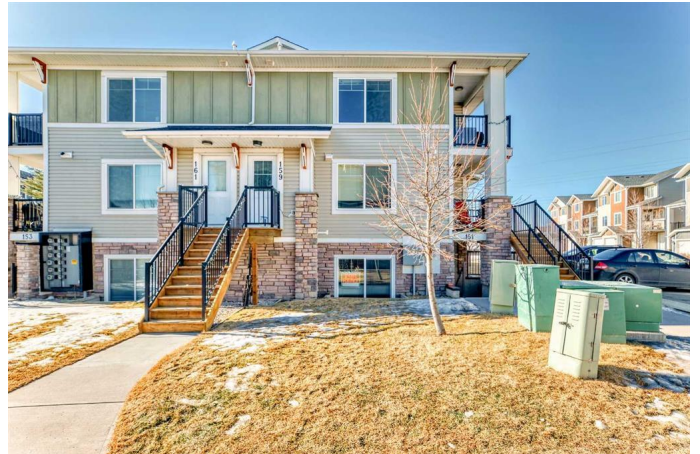
MLS® #A2194868

**\$279,900**

2 Bedroom, 1.00 Bathroom, 805 sqft  
Residential on 0.00 Acres

Westmere, Chestermere, Alberta

Fantastic Condo in desirable Chestermere Station!! 2 BEDROOMS, +1 / 4pc bath 805 sqft IN-SUITE LAUNDRY, ASSIGNED PARKING STALL, AND EXTRIMLY LOW CONDO FEES. Where lake side living meets convenience and comfort!! Located just moments from Chestermere Lake, you're also close to grocery stores, coffee shops, Pubs and Restaurants, and all the essentials for everyday living. This single -level unit is on the 3rd floor in a amazing location of the complex overlooking green space. Inside you'll find a bright, open layout with 2 spacious bedrooms and a well-appointed 4pc bathroom. The well-appointed L shaped kitchen boast high quality cabinets with Spacious living room that flow together seamlessly, creating a welcoming space ideal for both relaxing and entertaining. The convenient EN-SUITE LAUNDRY, your own furnace with your own hot water tank, and a handy extra storage area in the laundry room, makes organization effortless. The living room opens to a generous balcony, inviting in natural light and fresh air, perfect for soaking up the sun, or enjoying the evening breeze. One assigned parking stall is included, conveniently located right outside your door. This unit offers extremely low condo fees and has been very well managed. Just 15 min from Calgary, this home combines affordability, convenience, and a close proximity to picturesque Lake Chestermere. Book your private Showing today.



Built in 2012

### Essential Information

MLS® #	A2194868
Price	\$279,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	805
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	Bungalow
Status	Active

### Community Information

Address	159, 300 Marina Drive
Subdivision	Westmere
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 0P6

### Amenities

Amenities	Bicycle Storage, Park, Parking, Playground, Day Care, Dog Park, Dog Run
Parking Spaces	1
Parking	Assigned, Outside, Stall

### Interior

Interior Features	High Ceilings, Laminate Counters, Open Floorplan, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### Exterior

Exterior Features	Balcony, Playground, Courtyard, Private Entrance
Lot Description	Lake, Landscaped, Lawn, Low Maintenance Landscape, Cul-De-Sac, Gazebo, Street Lighting, Yard Lights
Roof	Asphalt
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 25th, 2025
Days on Market	17
Zoning	R1

### **Listing Details**

Listing Office            Century 21 Bamber Realty LTD.

Data is supplied by Pillar 9â,,ç MLSÂ® System. Pillar 9â,,ç is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,,ç. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.