

# \$442,900 - 136, 371 Marina Drive, Chestermere

MLS® #A2209186

**\$442,900**

3 Bedroom, 3.00 Bathroom, 1,420 sqft

Residential on 0.05 Acres

Westmere, Chestermere, Alberta

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

Built in 2005

### Essential Information

MLS® #	A2209186
Price	\$442,900
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,420
Acres	0.05
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	136, 371 Marina Drive
Subdivision	Westmere
City	Chestermere
County	Chestermere
Province	Alberta

Postal Code T1X 1T9

## Amenities

Amenities Gazebo, Park, Visitor Parking  
Parking Spaces 2  
Parking Single Garage Attached  
# of Garages 1

## Interior

Interior Features Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage  
Appliances Dishwasher, Dryer, Electric Range, Garage Control(s), Range Hood, Refrigerator, Washer, Window Coverings  
Heating Forced Air  
Cooling None  
Fireplace Yes  
# of Fireplaces 1  
Fireplaces Gas, Living Room  
Has Basement Yes  
Basement Finished, Full

## Exterior

Exterior Features None  
Lot Description Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, Level, Low Maintenance Landscape, Rectangular Lot  
Roof Asphalt Shingle  
Construction Vinyl Siding  
Foundation Poured Concrete

## Additional Information

Date Listed April 10th, 2025  
Days on Market 32  
Zoning R3

## Listing Details

Listing Office RE/MAX Key

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. 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.