

# \$849,000 - 701 Marina Drive, Chestermere

MLS® #A2239001

**\$849,000**

4 Bedroom, 3.00 Bathroom, 2,125 sqft

Residential on 0.13 Acres

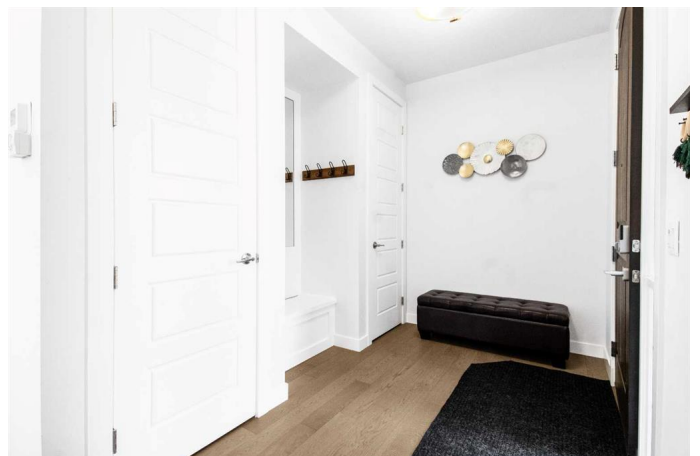
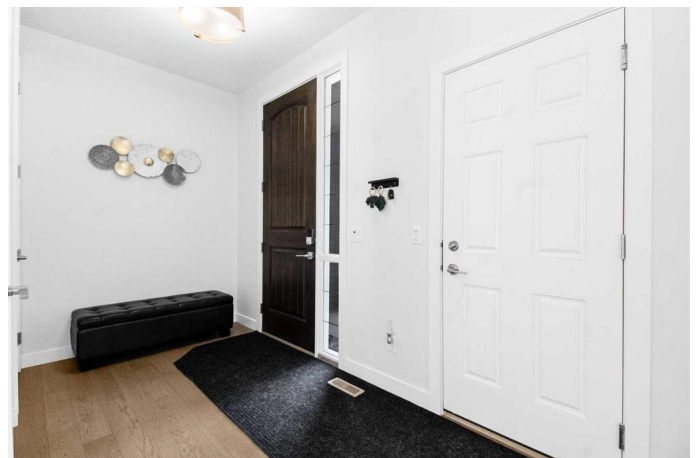
Westmere, Chestermere, Alberta

Executive Estate Home in Westmere,  
Chestermere

Located in the prestigious lake community of Westmere, this exceptional estate residence offers an elevated lifestyle just moments from the lake, beach, parks, walking paths, golf course, and urban conveniences.

Positioned on a generously sized lot, the home makes a statement with its extended driveway, oversized triple car garage, and impressive curb appeal. Inside, the spacious front entryway opens to soaring 9-foot knockdown ceilings and rich hardwood floors that carry throughout the main level, establishing a refined and welcoming atmosphere. Custom built-ins at the entry add both function and character.

The main level showcases a thoughtfully designed open-concept layout, ideal for both day-to-day living and elegant entertaining. The gourmet kitchen is appointed with two-tone soft-close cabinetry, striking stone countertops, stainless steel appliances including a built-in oven and chimney-style hood fan, upgraded lighting, and a designer tile backsplash. The kitchen overlooks the expansive living room with a sleek gas fireplace surrounded by modern tile. A bright dining area adjacent to the kitchen leads directly to the professionally landscaped west-facing backyard.



The outdoor space offers a private retreat, designed with over \$60,000 in high-end landscaping upgrades. Features include maintenance-free artificial turf, privacy screens, a tiered composite deck, exposed aggregate patio and pathways, a custom pavilion, and a matching storage shed—ideal for outdoor entertaining or quiet relaxation.

Completing the main floor is a discreet two-piece bathroom and a versatile flex room that can function as a private office or additional bedroom.

Upstairs, a contemporary open-riser railing leads to a large central bonus room. Two generously sized bedrooms, a well-appointed four-piece bathroom with stone counters, and an upper-level laundry room add convenience and comfort. The spacious primary suite offers a luxurious escape, complete with two walk-in closets and an elegant ensuite featuring dual vanities, stone countertops, a deep soaker tub, and a fully tiled glass walk-in shower.

The lower level is undeveloped and offers excellent potential, with three large egress windows and plumbing rough-in ready for future customization.

This property offers a rare opportunity to own a sophisticated and spacious home in one of Chestermere’s most desirable neighbourhoods

Built in 2020

**Essential Information**

MLS® #	A2239001
Price	\$849,000
Bedrooms	4

Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,125
Acres	0.13
Year Built	2020
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	701 Marina Drive
Subdivision	Westmere
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 0Y3

### Amenities

Parking Spaces	6
Parking	Triple Garage Detached
# of Garages	3

### Interior

Interior Features	Closet Organizers, Double Vanity, Granite Counters, No Animal Home, No Smoking Home
Appliances	Built-In Oven, Dishwasher, Electric Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full, Unfinished

### Exterior

Exterior Features	Dog Run, Other
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Lot Description	Back Yard, Front Yard, Lawn, Level, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 10th, 2025
Days on Market	7
Zoning	R1

### **Listing Details**

Listing Office	Real Broker
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