

# \$435,000 - 125, 300 Marina Drive, Chestermere

MLS® #A2218455

**\$435,000**

3 Bedroom, 3.00 Bathroom, 1,203 sqft  
Residential on 0.00 Acres

Westmere, Chestermere, Alberta

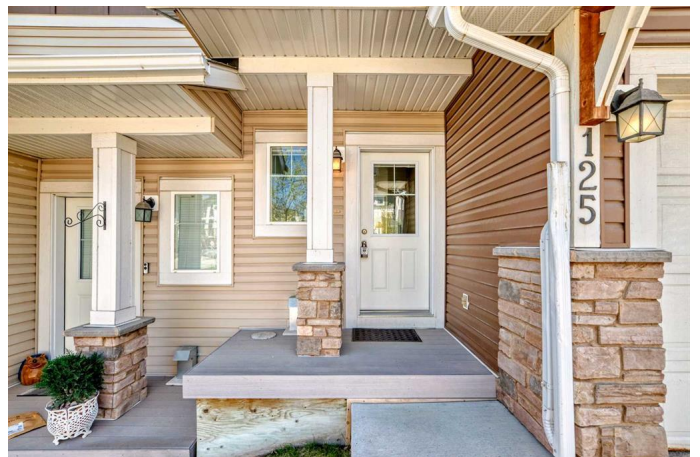
Welcome to your beautiful new home in the heart of Chestermere! This stylish 3-bedroom townhome with South-Facing back yard in the sought-after Westmere community combines comfort, convenience, and exceptional value—all just steps from the lake, schools, parks, shopping, and more.

Step inside to find a bright and open main floor with soaring 9-foot knockdown ceilings, a spacious living area, and a modern kitchen featuring sleek granite countertops, rich cabinetry, and stainless steel appliances. The dining area flows out to your south-facing private patio—perfect for BBQs or peaceful morning coffees.

Upstairs, the generous primary suite offers a walk-in closet with natural light and a private ensuite with a glass shower. Two additional bedrooms, a full bathroom, and upper-floor laundry complete the upper level—making this home ideal for young families, couples, or savvy investors.

The full basement is ready for your personal touch—home gym? media room? guest suite? You decide. With a single attached garage, a full-length driveway, visitor parking nearby, and a low-maintenance condo lifestyle, this home checks every box.

Whether you're a first-time buyer or looking to downsize without compromise, this



move-in-ready townhome invites you to make it yours. Book your showing today and fall in love with your new home!

Built in 2012

### Essential Information

MLS® #	A2218455
Price	\$435,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,203
Acres	0.00
Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	Townhouse
Status	Active

### Community Information

Address	125, 300 Marina Drive
Subdivision	Westmere
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 0P6

### Amenities

Amenities	Other
Parking Spaces	1
Parking	Other, Single Garage Attached
# of Garages	1

### Interior

Interior Features	See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer

Heating	Central, Natural Gas
Cooling	None
# of Stories	2
Has Basement	Yes
Basement	Unfinished, Partial

## Exterior

Exterior Features	BBQ gas line
Lot Description	Back Yard, Cul-De-Sac, Lawn, Level, Low Maintenance Landscape, Greenbelt
Roof	Asphalt Shingle
Construction	Brick, Concrete, Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 6th, 2025
Days on Market	12
Zoning	R-1

## Listing Details

Listing Office	eXp Realty
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