

# \$435,000 - 156, 371 Marina Drive, Chestermere

MLS® #A2229176

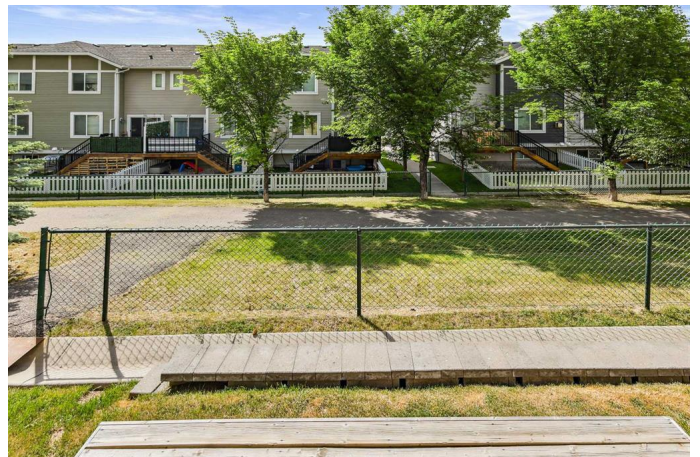
**\$435,000**

3 Bedroom, 4.00 Bathroom, 1,379 sqft

Residential on 0.05 Acres

Westmere, Chestermere, Alberta

Welcome to this beautifully maintained END UNIT townhome with over 1960 SF of total living space, in one of Chestermere's most highly desirable and family-friendly complexes! Perfectly positioned facing a playground and just steps to schools, Chestermere Lake, restaurants, shopping, the public library, and the rec centre! This thoughtfully designed 3 bedroom, 2.5 bath home offers an ideal layout for modern family living. The open-concept main level is filled with a ton of NATURAL light thanks to additional windows only an end unit can offer, and features a welcoming living room, a generous dining area, and a well appointed kitchen with direct access to your private deck and landscaped backyard, no busy roads behind you, just peace and quiet and a tranquil walking path! Upstairs, you'll find three spacious bedrooms including a large primary retreat complete with its own 3 piece ensuite. Two additional bedrooms and a full 4 piece bathroom complete this level, offering plenty of space for kids, guests, or a home office. The fully finished basement provides a versatile bonus area perfect for entertaining, relaxing, or setting up a playroom or gym. In addition you have another 2 piece bathroom, with a laundry room and ample storage space! Enjoy the convenience of an attached single garage plus a second parking space on the driveway. Whether you're a growing family or downsizing without compromise, this move in ready home offers incredible value, comfort, and location all in a community you'll love



coming home to.

Built in 2006

### Essential Information

MLS® #	A2229176
Price	\$435,000
Bedrooms	3
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,379
Acres	0.05
Year Built	2006
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

### Community Information

Address	156, 371 Marina Drive
Subdivision	Westmere
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 1T9

### Amenities

Amenities	Park, Parking, Picnic Area, Playground, Trash, Visitor Parking
Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Built-in Features, Closet Organizers, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage
Appliances	Dishwasher, Range Hood, Refrigerator, Stove(s), Washer/Dryer, Window Coverings

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Garden, Lighting, Playground, Private Entrance, Storage
Lot Description	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Few Trees, Front Yard, Garden, Landscaped, Treed, Yard Lights, Interior Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 9th, 2025
Days on Market	3
Zoning	R3

## Listing Details

Listing Office	Real Broker
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