

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

MLS® #A2229176

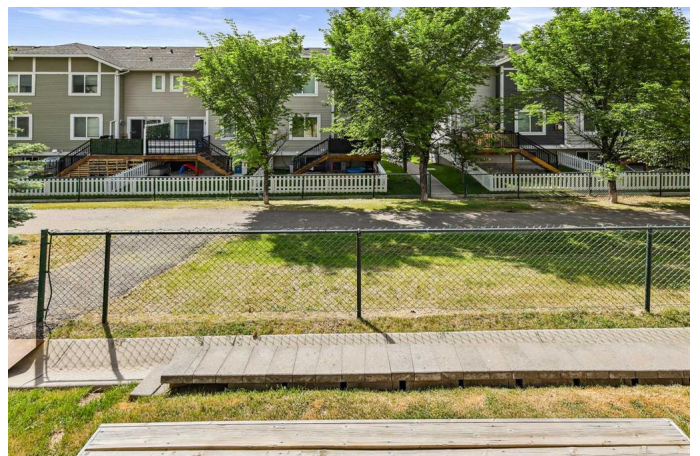
**\$435,000**

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 | 6              |
| Zoning         | R3             |

## Listing Details

|                |             |
|----------------|-------------|
| Listing Office | Real Broker |
|----------------|-------------|

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