

\$439,900 - 180, 371 Marina Drive, Chestermere

MLS® #A2219615

\$439,900

2 Bedroom, 4.00 Bathroom, 1,394 sqft

Residential on 0.05 Acres

Westmere, Chestermere, Alberta

OPEN HOUSE SATURDAY MAY 17th - 1-3pm

• Fully Finished Air Conditioned • 2
Bedrm + Flex & 4 Bathrooms • Single
Attached Garage •

Location is Everything • Welcome to
WATERSIDE on Marina Drive, just half a block
from Chestermere Lake!

FULLY DEVELOPED & UPDATED in the
sought after Westmere offers the perfect blend
of lifestyle & convenience. Ideally located just
steps from a playground, the lake, grocery,
coffee, restaurants, dog off-leash & scenic
walking paths. Step inside & be greeted with a
spacious entryway - bright & open concept
main floor.

MODERN KITCHEN & UPGRADES: Updated
kitchen with white cabinetry, quartz counters,
centre island & newer stainless appliances.
Freshly painted & updated luxury vinyl plank
flooring & plush carpet. Spacious living room
with gas fireplace & large windows that flood
the space with natural light.

UPPER LEVEL: Offers a large bonus/flex
room (easily converted to a 3rd bdrm), two
bedrooms including a primary suite with a
3-piece ensuite bath plus a 4 piece family
bathroom.

LOWER LEVEL: Fully finished with a large rec
room with built in speakers, huge window
letting in natural light, separate laundry room &
2 piece bathroom.

LOCATION PERKS: South-facing backyard
with a new deck. Direct access to the walking
path right behind. You™re only minutes



from a top-tier golf course, schools, a massive rec centre, and every amenity you need.

EXTRA™S YOU™LL LOVE: Air Conditioning • New Hot Water Tank • Custom Window Coverings • Updated Lighting & Fans • New Toilets & Dishwasher • Topped up Insulation.

Over 1960 sq feet of developed living space! Single attached garage + parking pad + ample visitor parking in the quiet, family-friendly complex. Meticulously maintained & move-in ready!

*** Call your favourite realtor to view & be sure to Check out the 3D Tour!

Built in 2005

Essential Information

MLS® #	A2219615
Price	\$439,900
Bedrooms	2
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,394
Acres	0.05
Year Built	2005
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	180, 371 Marina Drive
Subdivision	Westmere
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 1V1

Amenities

Amenities	Gazebo, Park, Parking, Picnic Area, Playground, Visitor Parking
Parking Spaces	2
Parking	Concrete Driveway, Driveway, Enclosed, Front Drive, Garage Faces Front, Single Garage Attached
# of Garages	1

Interior

Interior Features	Ceiling Fan(s), Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Stone Counters
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Playground, Private Entrance
Lot Description	Back Yard, Backs on to Park/Green Space, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Wood Frame
Foundation	Poured Concrete

Additional Information

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

Listing Details

Listing Office	Century 21 Masters
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