

# \$409,900 - 36, 300 Marina Drive, Chestermere

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MLS® #A2233009

**\$409,900**

2 Bedroom, 3.00 Bathroom, 1,336 sqft

Residential on 0.00 Acres

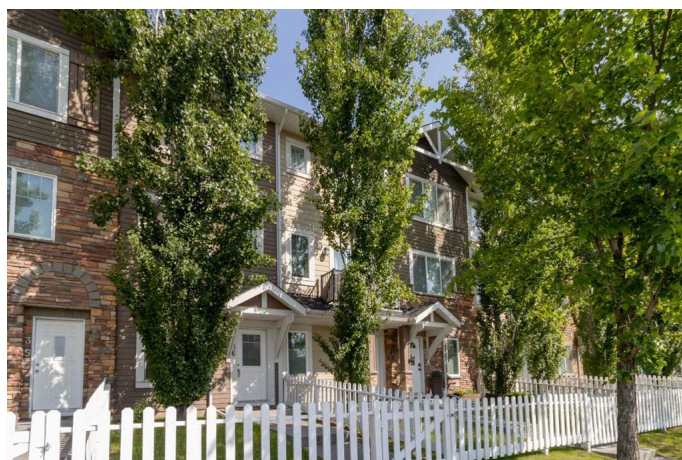
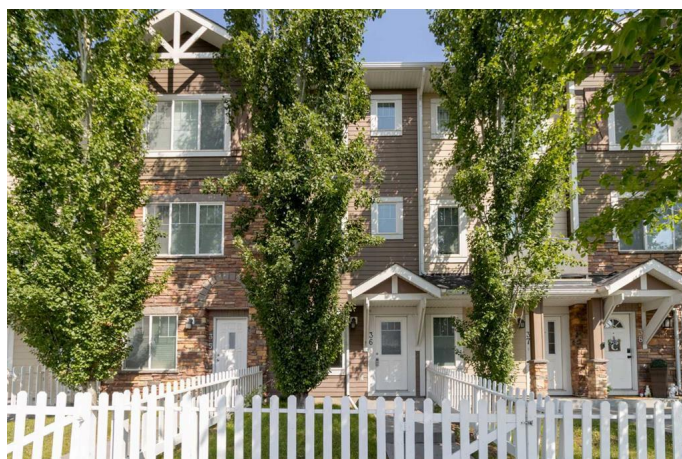
N/A, Chestermere, Alberta

Welcome to your new home in the heart of Chestermere – a bright, beautifully designed three-level townhome that perfectly blends comfort, convenience, and lifestyle. This spacious unit offers two generous bedrooms plus a versatile den that can easily serve as a third bedroom, home office, or guest space, providing flexible living options to suit your needs. You'll love the South facing yard and the brand new laminate flooring throughout the home!

Bathed in natural light throughout, the open-concept main living area is warm and inviting, ideal for both quiet evenings in and entertaining friends. Step out onto the peaceful balcony located just off the kitchen – the perfect spot for morning coffee or a relaxing evening meal as you soak in the calm surroundings.

Situated in a well-managed, family-friendly complex with low condo fees, this home offers peace of mind and excellent value. Location truly sets this property apart. Just steps from your front door, you™ll find Safeway, McDonald™s, medical and dental offices, and a wide array of fantastic restaurants and amenities – everything you need is literally across the street.

But perhaps the biggest highlight is Chestermere Lake, directly across the road. Enjoy paddleboarding, kayaking, swimming, or



just taking in the stunning views. Beautiful walking and biking paths invite you to explore the outdoors year-round, making this an ideal location for those who appreciate both nature and convenience.

Whether you're a first-time buyer, downsizer, or looking for an investment in a thriving community, this property offers an incredible opportunity to live where lifestyle and location meet.

Built in 2013

**Essential Information**

MLS® #	A2233009
Price	\$409,900
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,336
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	36, 300 Marina Drive
Subdivision	N/A

City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 0P6

### Amenities

Amenities	Visitor Parking
Parking Spaces	2
Parking	Driveway, Single Garage Attached
# of Garages	1

### Interior

Interior Features	Breakfast Bar, Granite Counters, High Ceilings, No Smoking Home, Open Floorplan, Track Lighting, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave Hood Fan, Refrigerator, Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

### Exterior

Exterior Features	Balcony, Private Yard
Lot Description	Back Lane, Few Trees, Front Yard, Landscaped, Lawn, Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	June 19th, 2025
Days on Market	36
Zoning	TC

### Listing Details

Listing Office	CIR Realty
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