\$375,000 - 240, 371 Marina Drive, Chestermere

MLS® #A2236400

\$375,000

3 Bedroom, 3.00 Bathroom, 1,385 sqft Residential on 0.04 Acres

Westmere, Chestermere, Alberta

CHOOSE YOUR OWN FLOORING AND HAVE IT INSTALLED BEFORE YOU TAKE POSSESSION! Welcome to your perfect slice of Chestermere living in the vibrant Waterside community! This charming MOVE-IN-READY 3-bedroom, 2.5 Bathroom townhome in the heart of Westmere is ready to steal your heart with its open, family-friendly layout and unbeatable location. Whether you're a growing family or just love a cozy yet spacious home, this place has it all. Step inside to a welcoming entryway with a handy built-in deskâ€"perfect for jotting down your to-do list or setting up a cute work-from-home nook. The main floor flows effortlessly into a bright, open-concept living room, dining area, and kitchen, making it a breeze to entertain or keep an eye on the kids while cooking. The kitchen is a dream, boasting updated stainless-steel appliances, tons of cabinet space, and a central island for casual meals. Just off the dining area, step through the patio doors to your large deck and quiet, private backyardâ€"a rare gem for relaxing, grilling, or letting the kids/pets play in the fully landscaped, grassy space. Upstairs, you'II find three generous bedrooms, including a spacious primary retreat with a 3-piece ensuite and ample closet space to keep your wardrobe organized. A second 4-piece bathroom ensures everyone has room to get ready in the morning. Need more space? The undeveloped basement with a bathroom rough-in and egress window is a blank canvas waiting for







your personal touchâ€"think home gym, media room, or extra bedroom! This home comes with a SINGLE ATTACHED GARAGE plus room for one more on the driveway and plenty of visitor parking. You'II love the exceptionally low condo fees compared to similar townhomes in Chestermere that include snow removal, grounds maintenance and garbage/recycling. The pet-friendly complex (with board approval) is beautifully maintained with a park-like setting that includes a gazebo and playground. Healthy financials and a well-run corporation, reassure you that you can move in worry-free. Bonus: you're just steps from Chestermere's stunning lake, pathways, parks, shopping, restaurants, and all the amenities this lively lakeside community has to offer. With its open layout, modern updates, and prime location, this townhome is ready for you to make it your own. Book a showing today and come see why Waterside living is the best way to enjoy Chestermere!

Built in 2005

Essential Information

MLS® # A2236400 Price \$375,000

Bedrooms 3
Bathrooms 3.00

Full Baths 2

Half Baths 1

Square Footage 1,385 Acres 0.04 Year Built 2005

Type Residential

Sub-Type Row/Townhouse

Style 2 Storey
Status Active

Community Information

Address 240, 371 Marina Drive

Subdivision Westmere
City Chestermere

County Chestermere

Province Alberta
Postal Code T1X 1V1

Amenities

Amenities Parking, Playground, Trash

Parking Spaces 2

Parking Single Garage Attached

of Garages 1

Interior

Interior Features See Remarks

Appliances Electric Stove, Garage Control(s), Range Hood, Refrigerator,

Dishwasher, Washer/Dryer, Window Coverings

Heating Forced Air

Cooling None
Has Basement Yes

Basement Full, Unfinished

Exterior

Exterior Features Other

Lot Description Backs on to Park/Green Space, Back Yard, Gazebo, Landscaped

Roof Asphalt Shingle

Construction Wood Frame, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed July 3rd, 2025

Days on Market 105 Zoning R3

Listing Details

Listing Office RE/MAX iRealty Innovations

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