# \$409,900 - 240, 371 Marina Drive, Chestermere

MLS® #A2236400

#### \$409,900

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

Westmere, Chestermere, Alberta

Welcome to your perfect slice of Chestermere living in the vibrant Waterside community! This charming 3-bedroom 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 \$409,900

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 Dishwasher, Electric Stove, Garage Control(s), Range Hood,

Refrigerator, Washer/Dryer, Window Coverings

Heating Forced Air

Cooling None
Has Basement Yes

Basement Full, Unfinished

#### **Exterior**

Exterior Features Other

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

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

#### Additional Information

Date Listed July 3rd, 2025

Days on Market 10 Zoning R3

### **Listing Details**

Listing Office RE/MAX iRealty Innovations

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.