

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

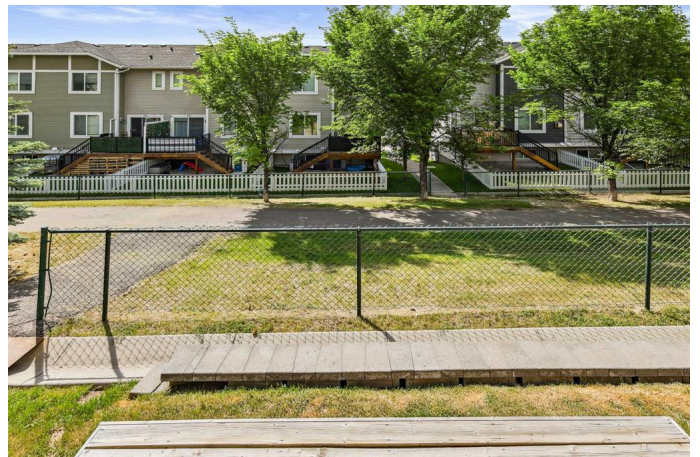
MLS® #A2229176

**\$435,000**

3 Bedroom, 4.00 Bathroom, 1,379 sqft  
Residential on 0.05 Acres

Westmere, Chestermere, Alberta

\*OPEN HOUSE JUNE 21 FROM 12-2 PM\* 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 youâ€™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
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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, Interior Lot, Landscaped, Treed, Yard Lights
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 9th, 2025
Days on Market	21
Zoning	R3

## Listing Details

Listing Office	Real Broker
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