

# \$420,000 - 64, 300 Marina Drive, Chestermere

MLS® #A2231763

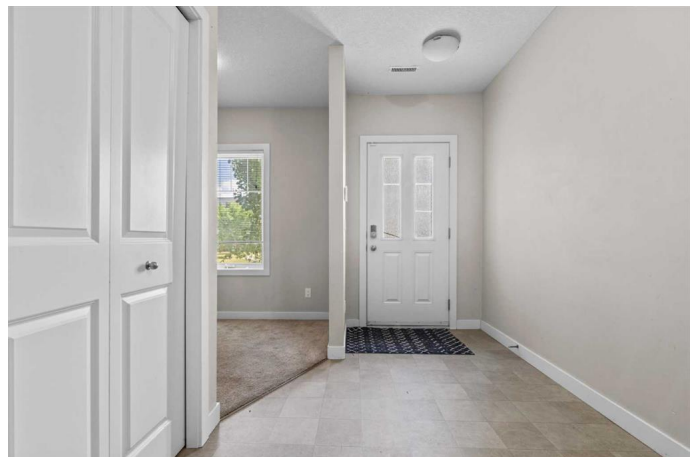
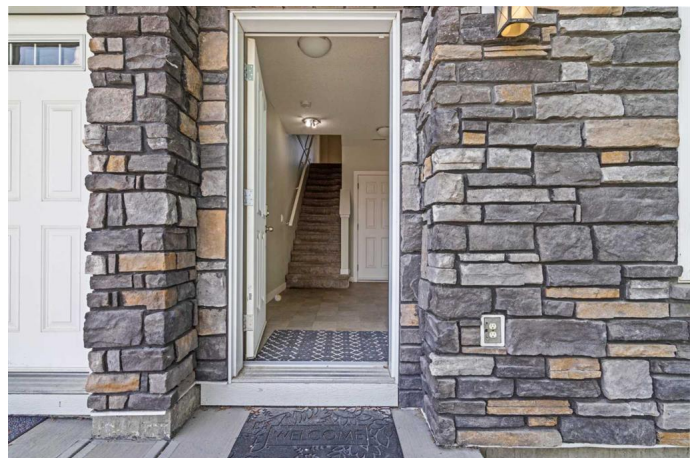
**\$420,000**

2 Bedroom, 3.00 Bathroom, 1,283 sqft

Residential on 0.00 Acres

Westmere, Chestermere, Alberta

Start fresh in a home that blends comfort, convenience, and a coveted lakeside lifestyle. This bright and inviting 2-bedroom + office townhome offers more than just great space—it delivers unbeatable value with a rare titled surface parking stall and a single attached garage, all set in a prime location with west-facing lake views. Tucked within the sought-after community of Westmere, you're just a short stroll from everything you need—grocery stores, coffee shops, restaurants, fitness studios, walking paths, and, of course, the lake itself. Whether you're running errands or catching sunset views by the water, everything is at your fingertips. Inside, the ground level welcomes you with a generous foyer and a flexible den that's perfect for a home office, gym, or creative space. This level also features a convenient 2-piece bathroom and access to the garage. Up one level, the open-concept kitchen is a cheerful and functional hub with granite countertops, stainless steel appliances, a central island with breakfast bar seating, and sliding patio doors to your sunny west-facing balcony. The adjacent dining area flows seamlessly into the bright and airy living room—ideal for entertaining or quiet evenings overlooking the lake. Upstairs, two well-proportioned bedrooms offer privacy and functionality. The primary includes a 4-piece ensuite, while the second bedroom is steps from another full bathroom. You'll also love the super convenient upstairs laundry



area. Whether you're a first-time buyer, downsizer, or investor, this well-located and thoughtfully designed townhome is a rare find. Enjoy the space, soak in the views, and take advantage of a lifestyle that brings the best of Chestermere right to your doorstep.

Built in 2013

**Essential Information**

MLS® #	A2231763
Price	\$420,000
Bedrooms	2
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,283
Acres	0.00
Year Built	2013
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

**Community Information**

Address	64, 300 Marina Drive
Subdivision	Westmere
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 0P6

**Amenities**

Amenities	Visitor Parking
Parking Spaces	1
Parking	Single Garage Attached
# of Garages	1

**Interior**

Interior Features	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, See Remarks, Storage
Appliances	None
Heating	Forced Air, Natural Gas
Cooling	None
Basement	None

## Exterior

Exterior Features	Balcony
Lot Description	Front Yard, Landscaped, Lawn, Low Maintenance Landscape, Gentle Sloping
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 17th, 2025
Days on Market	12
Zoning	TC

## Listing Details

Listing Office	Royal LePage Benchmark
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.