

# \$279,999 - 178, 300 Marina Drive, Chestermere

MLS® #A2230208

**\$279,999**

2 Bedroom, 1.00 Bathroom, 765 sqft

Residential on 0.00 Acres

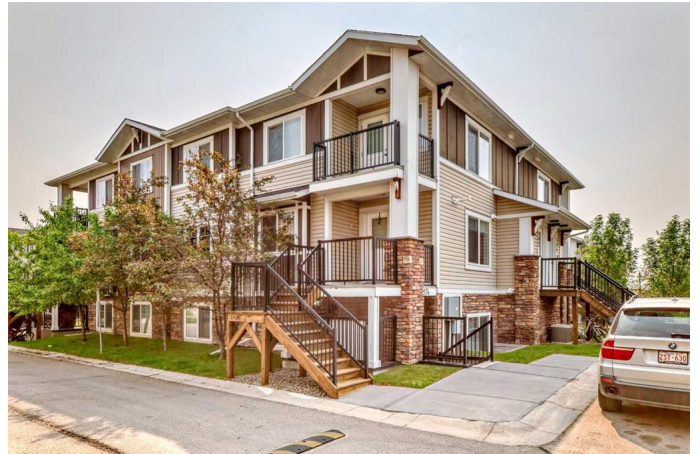
Westmere, Chestermere, Alberta

Welcome to Chestermere Stationâ€™ where location, location, location truly makes all the difference!

This bright, well-designed 2 bedroom, 1 bathroom second-floor corner unit offers an unbeatable combination of lifestyle, affordability, and convenience. Whether youâ€™re picking up groceries, grabbing a coffee, hitting the bank, or dining at your favourite local spots like Tim Hortons, Starbucks, A&W, Harveyâ€™s, or Dairy Queenâ€™ everything is just steps from your front door.

Even better? Youâ€™re within walking distance to Chestermere Lake, the beautiful beach, the tree-lined pathway system, and Lakeside Golf Clubâ€™ a lifestyle that many dream of, all in a community-focused, pet-friendly development.

Built in 2012, this home features a modern open-concept layout with a stylish kitchen that includes flat-panel cabinetry, a black appliance package, a central island, and plenty of counter space for cooking or entertaining. The large windows fill the space with natural light, while the private balcony offers a quiet spot to unwind with your morning coffee or an evening glass of wine. Additional conveniences include in-suite laundry, a private entrance, an assigned parking stall, and low condo fees (just \$198.50/month), with your own furnace



and hot water tank giving you full control over your own comfort.

The complex is thoughtfully designed with visitor parking, a charming gazebo area, benches, green space, and paved walking paths that connect the entire community. It's the kind of neighbourhood where people still wave hello and kids ride their bikes safely between buildings.

Pet lovers will appreciate the pet-friendly bylaws, allowing up to two cats or two dogs (or one of each), plus birds or fish. Whether you're looking to purchase your first home, downsize without compromise, or invest in a well-located, low-maintenance property this unit checks all the right boxes.

?? Homes in this complex and especially in this location don't last long.

This may be just a 2-bedroom condo, but the lifestyle is anything but small. When it comes to real estate, location truly is everything and this one offers it all.

Come see it for yourself, and experience the unmatched value of this Chestermere gem. Book your private showing today you might just fall in love.

Built in 2012

### **Essential Information**

MLS® #	A2230208
Price	\$279,999
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	765
Acres	0.00

Year Built	2012
Type	Residential
Sub-Type	Row/Townhouse
Style	3 Storey
Status	Active

### Community Information

Address	178, 300 Marina Drive
Subdivision	Westmere
City	Chestermere
County	Chestermere
Province	Alberta
Postal Code	T1X 0P6

### Amenities

Amenities	Gazebo, Parking, Visitor Parking
Parking Spaces	1
Parking	Off Street, Stall

### Interior

Interior Features	Open Floorplan, See Remarks
Appliances	Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator, Washer
Heating	Forced Air, Natural Gas
Cooling	None
# of Stories	2
Basement	None

### Exterior

Exterior Features	Courtyard, Dog Run
Lot Description	See Remarks
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding, Wood Frame, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	June 11th, 2025
Days on Market	20
Zoning	TC

**Listing Details**

Listing Office                    eXp Realty

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