

# \$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 desk—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 backyard—a rare gem for relaxing, grilling, or letting the kids/pets play in the fully landscaped, grassy space. Upstairs, you'll 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 touch—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. Youâ€™ll 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: youâ€™re just steps from Chestermereâ€™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	8
Zoning	R3

### Listing Details

Listing Office	RE/MAX iRealty Innovations
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