

# \$284,999 - 178, 300 Marina Drive, Chestermere

MLS® #A2230208

**\$284,999**

2 Bedroom, 1.00 Bathroom, 765 sqft

Residential on 0.00 Acres

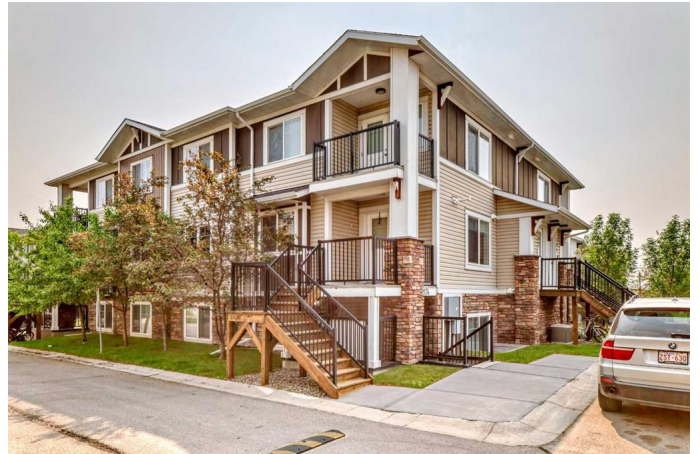
Westmere, Chestermere, Alberta

Welcome to Chestermere Station™ 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 you™re picking up groceries, grabbing a coffee, hitting the bank, or dining at your favourite local spots like Tim Hortons, Starbucks, A&W, Harvey™s, or Dairy Queen™ everything is just steps from your front door.

Even better? You™re within walking distance to Chestermere Lake, the beautiful beach, the tree-lined pathway system, and Lakeside Golf Club™ 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          | \$284,999 |
| 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      | Parking, Visitor Parking, Gazebo |
| 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 | 3               |
| Zoning         | TC              |

**Listing Details**

Listing Office                    eXp Realty

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.