

**808 Marina Drive  
Chestermere, Alberta**

**MLS # A2235843**



# \$550,000

<b>Division:</b>	Westmere		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,362 sq.ft.	<b>Age:</b>	2021 (4 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn, Level, Low Maintenance Landscape, No Neighbours Behind		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Breakfast Bar, Stone Counters, Storage, Walk-In Closet(s)		

**Inclusions:** Hot Tub (Negotiable)

OPEN HOUSE SUNDAY JULY 13 from 12PM to 2PM - Discover this beautifully finished 4 BEDROOM home offering modern comfort, privacy, and unbeatable value—with NO CONDO FEES ! Tucked away in a quiet, family-friendly neighbourhood with CLOSE PROXIMITY + an amazing walking/bike path leading you right to CHESTERMERE LAKE! This property backs onto open space with no rear neighbours, providing an added sense of peace and seclusion. Step inside to a bright and inviting OPEN CONCEPT main floor, complete with 9’ ceilings, rich hardwood flooring, and sleek quartz countertops. The kitchen is both stylish and functional, featuring stainless steel appliances and ample space for cooking and entertaining. The spacious living and dining areas are perfect for hosting, with large windows bringing in an abundance of natural light. Upstairs, you’ll find 3 generous bedrooms, including a private primary suite with a WALK-IN closet and ensuite — your perfect retreat at the end of the day. The DEVELOPED BASEMENT offers a large rec room, FOURTH BEDROOM, and a versatile hobby/flex space with a rough-in for a future bathroom—ideal for guests, teens, or a home office. The backyard is a true SUMMER OASIS, featuring TWO PERGOLAS, a hot tub area, and a firepit area—perfect for relaxing or entertaining outdoors. With no condo board restrictions and no monthly condo fees, you’ll enjoy full freedom to make the space your own. Located just 25 minutes from downtown Calgary, this is a rare opportunity to own a modern, MOVE-IN READY home in a peaceful location with easy city access. Book your private tour today and experience all this exceptional property has to offer!