

# \$845,000 - 654 Marina Drive, Chestermere

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MLS® #A2201990

**\$845,000**

4 Bedroom, 4.00 Bathroom, 2,407 sqft

Residential on 0.13 Acres

Westmere, Chestermere, Alberta

Nestled in the heart of Chestermere's desirable Westmere Estates, this stunning property offers the ultimate lake lifestyle. Just a short walk from the lake and Chestermere Station, you'll enjoy breathtaking views, tranquil surroundings, and endless opportunities for outdoor recreation. This TRIPLE CAR garage home offers over 3300 sqft of developed area with WALKOUT finished basement.

Inside, you'll discover a masterpiece of modern design:

- Well appointed bedrooms and accent walls throughout the house.
- Bright, airy living spaces with soaring ceilings, walls of windows, and a cozy gas fireplace in living area.
- Gourmet extended kitchen with granite countertops, waterfall island, and gas range.
- Luxurious master retreat with vaulted ceilings, spa-inspired ensuite, and laundry room with plenty of storage.

The finished walkout basement is perfect for entertaining or relaxing:

- Spacious rec room with wet bar, dishwasher, and full-size refrigerator
- Three-piece bathroom with heated floors and standing shower
- Potential for revenue suite (subject to city approval) or multi-generation family living



Outside, the fully landscaped backyard is a serene oasis:

- Private patio perfect for al fresco dining or morning coffee
- Shed for storage and central air conditioning unit for year-round comfort

Recent furnace replacement, Gemstone lighting, James Hardie siding, and meticulous maintenance ensure this property shines.

Don't miss this incredible opportunity to view this much loved home located on Chestermere's iconic Marina Drive. This property is walking distance to Chestermere Library, City Hall, Safeway, Bright Path day-care, beach and much more. Call your favourite realtor today!

Built in 2013

### **Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2201990    |
| Price          | \$845,000   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 2,407       |
| Acres          | 0.13        |
| Year Built     | 2013        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### **Community Information**

|             |                  |
|-------------|------------------|
| Address     | 654 Marina Drive |
| Subdivision | Westmere         |

|             |             |
|-------------|-------------|
| City        | Chestermere |
| County      | Chestermere |
| Province    | Alberta     |
| Postal Code | T1X0S3      |

### Amenities

|                |  |
|----------------|--|
| Parking Spaces | 6  |
| Parking        | Concrete Driveway, Front Drive, Triple Garage Attached |
| # of Garages   | 3  |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Bar, Bookcases, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, See Remarks, Separate Entrance, Vaulted Ceiling(s) |
| Appliances        | Bar Fridge, Central Air Conditioner, Dishwasher, Gas Range, Microwave Hood Fan, Refrigerator                                       |
| Heating           | Central, High Efficiency, In Floor, Fireplace(s), Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas  |
| Has Basement      | Yes  |
| Basement          | Exterior Entry, Finished, Full, Walk-Out   |

### Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Balcony, Fire Pit, Garden, Private Entrance, Private Yard, Storage |
| Lot Description   | City Lot, Front Yard, Landscaped, Rectangular Lot, See Remarks     |
| Roof              | Asphalt Shingle  |
| Construction      | Cement Fiber Board, Stone, Wood Frame                              |
| Foundation        | Poured Concrete  |

### Additional Information

|                |                  |
|----------------|------------------|
| Date Listed    | March 12th, 2025 |
| Days on Market | 84               |
| Zoning         | R-1              |

### Listing Details

|                |            |
|----------------|------------|
| Listing Office | eXp Realty |
|----------------|------------|

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