

# \$550,000 - 808 Marina Drive, Chestermere

MLS® #A2235843

**\$550,000**

4 Bedroom, 3.00 Bathroom, 1,246 sqft

Residential on 0.05 Acres

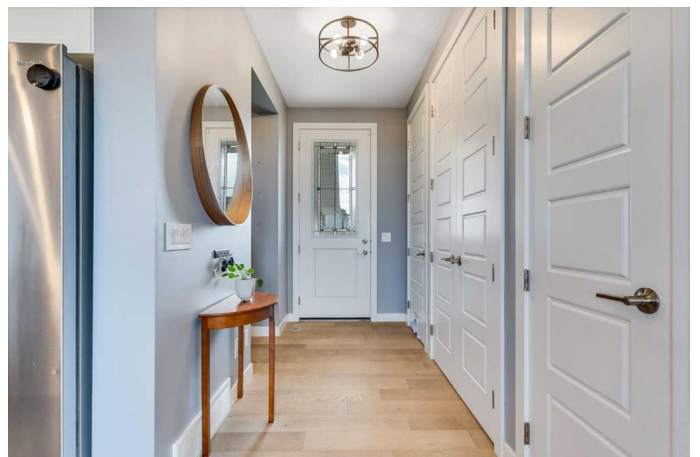
Westmere, Chestermere, Alberta

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,



youâ€™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!

Built in 2021

**Essential Information**

|                |               |
|----------------|---------------|
| MLS® #         | A2235843      |
| Price          | \$550,000     |
| Bedrooms       | 4             |
| Bathrooms      | 3.00          |
| Full Baths     | 2             |
| Half Baths     | 1             |
| Square Footage | 1,246         |
| Acres          | 0.05          |
| Year Built     | 2021          |
| Type           | Residential   |
| Sub-Type       | Row/Townhouse |
| Style          | 2 Storey      |
| Status         | Active        |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 808 Marina Drive |
| Subdivision | Westmere         |
| City        | Chestermere      |
| County      | Chestermere      |
| Province    | Alberta          |
| Postal Code | T1X1Y7           |

**Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 2                      |
| Parking        | Single Garage Attached |
| # of Garages   | 1                      |

**Interior**

|                   |                                                                                                      |
|-------------------|------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Breakfast Bar, Stone Counters, Storage, Walk-In Closet(s)                         |
| Appliances        | Dishwasher, Electric Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer Stacked, Window Coverings |
| Heating           | Forced Air                                                                                           |
| Cooling           | Central Air                                                                                          |
| Has Basement      | Yes                                                                                                  |
| Basement          | Finished, Full, Partially Finished                                                                   |

## Exterior

|                   |                                                                                      |
|-------------------|--------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                         |
| Lot Description   | Back Yard, Lawn, Level, Low Maintenance Landscape, No Neighbours Behind, Yard Lights |
| Roof              | Asphalt Shingle                                                                      |
| Construction      | Vinyl Siding, Wood Frame                                                             |
| Foundation        | Poured Concrete                                                                      |

## Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | June 30th, 2025 |
| Days on Market | 5               |
| Zoning         | R               |

## Listing Details

|                |              |
|----------------|--------------|
| Listing Office | RE/MAX First |
|----------------|--------------|

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.