

# \$900,000 - 465 Marina Drive, Chestermere

MLS® #A2255917

**\$900,000**

3 Bedroom, 3.00 Bathroom, 2,607 sqft

Residential on 0.15 Acres

Westmere, Chestermere, Alberta

Welcome to 465 Marina Drive – A  
Custom-Built Lupi Luxury Home!

Nestled beside a serene, treed greenbelt, this beautifully designed home offers a private backyard oasis and exceptional curb appeal with professional landscaping from front to back.

Step inside to discover a thoughtfully designed floor plan featuring high-end finishes throughout:

Triple Attached Garage:

Includes a floor drain, painted and insulated walls, a garage heater, a passage door to the backyard, and a separate utility sink with taps and drain.

Main Floor Highlights:

Private den/home office

Gourmet kitchen with granite countertops, high-end Thermador and KitchenAid stainless steel appliances

Spacious walk-in pantry

Great room with stunning stone fireplace and custom built-in cabinetry

Upstairs Retreat:

2 oversized bedrooms



Expansive bonus room with vaulted ceilings

Elegant primary suite featuring a massive walk-in closet and a luxurious 5-piece ensuite

Exterior & Finishing Touches:

Professionally landscaped yard with decorative stone, retaining walls, trees, and shrubs

Hand-scraped hardwood flooring and elegant ceramic tile throughout

Exposed aggregate concrete driveway and walkways

Additional Features:

Custom door headers throughout Central air conditioning

Two high-efficiency furnaces

Two humidifiers

Water softener system

This is more than a home – it’s a lifestyle. Immaculately maintained and loaded with upgrades, 465 Marina Drive is a must-see.

Book your private viewing today and experience luxury living at its finest!

Built in 2010

**Essential Information**

|            |           |
|------------|-----------|
| MLS® #     | A2255917  |
| Price      | \$900,000 |
| Bedrooms   | 3         |
| Bathrooms  | 3.00      |
| Full Baths | 2         |

|                |             |
|----------------|-------------|
| Half Baths     | 1           |
| Square Footage | 2,607       |
| Acres          | 0.15        |
| Year Built     | 2010        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 465 Marina Drive |
| Subdivision | Westmere         |
| City        | Chestermere      |
| County      | Chestermere      |
| Province    | Alberta          |
| Postal Code | T1X 1W4          |

### Amenities

|                |                                                                                                                  |
|----------------|------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 3                                                                                                                |
| Parking        | Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Triple Garage Attached, Aggregate |
| # of Garages   | 3                                                                                                                |

### Interior

|                   |                                                                                                                                                                       |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bathroom Rough-in, Bookcases, Built-in Features, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, Pantry, Vaulted Ceiling(s), Vinyl Windows        |
| Appliances        | Built-In Oven, Central Air Conditioner, Dishwasher, Garage Control(s), Gas Cooktop, Humidifier, Microwave, Range Hood, Washer/Dryer, Water Softener, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                                                                                               |
| Cooling           | Central Air                                                                                                                                                           |
| Fireplace         | Yes                                                                                                                                                                   |
| # of Fireplaces   | 1                                                                                                                                                                     |
| Fireplaces        | Gas, Great Room, Insert, Mantle, Stone                                                                                                                                |
| Has Basement      | Yes                                                                                                                                                                   |
| Basement          | Full, Unfinished                                                                                                                                                      |

### Exterior

|                   |                         |
|-------------------|-------------------------|
| Exterior Features | Courtyard, Private Yard |
|-------------------|-------------------------|

|                 |                                                   |
|-----------------|---------------------------------------------------|
| Lot Description | Greenbelt, Rectangular Lot, Street Lighting, Lake |
| Roof            | Asphalt                                           |
| Construction    | Stone, Stucco, Silent Floor Joists                |
| Foundation      | Poured Concrete                                   |

**Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 10th, 2025 |
| Days on Market | 44                   |
| Zoning         | R-1                  |

**Listing Details**

|                |                             |
|----------------|-----------------------------|
| Listing Office | RE/MAX House of Real Estate |
|----------------|-----------------------------|

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