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144 Springmere Road  
Chestermere, Alberta

MLS # A2166839



**\$685,000**

<b>Division:</b>	Westmere		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,411 sq.ft.	<b>Age:</b>	2004 (20 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Lawn, No Neighbours Behind, Irregular Lot, Landscap		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-

**Features:** Breakfast Bar, Ceiling Fan(s), Closet Organizers, Double Vanity, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)

**Inclusions:** shed, movie screen, media console in bonus room below screen, projector (as is, needs a bulb), wardrobe in master bedroom, pergola, hot tub (as is - needs a pump), basement wardrobes

Welcome to this inviting two-story home located in the beautiful community of Westmere in Chestermere. As you enter, you are greeted by stylish vinyl flooring and an abundance of natural light that creates a warm and welcoming atmosphere. The main level features an open-concept design, perfect for modern living and entertaining. The contemporary kitchen is equipped with stainless steel appliances, including a gas stove, a spacious centre island, and a large corner pantry. This large kitchen seamlessly flows into the dining room, bathed in sunshine and with direct access to your private backyard—ideal for outdoor gatherings. The cozy living area, complete with a fireplace, provides a perfect setting for relaxation and open entertaining. This level also includes a dedicated office space, a convenient laundry room, and a 2-piece bathroom. As you make your way upstairs, you will discover a large bonus room that is perfect for family movie nights or playtime, and includes a large screen and projector. The upper level boasts three generously sized bedrooms, including the primary suite, which features a luxurious ensuite with a double vanity, a walk-in closet, separate shower, private toilet and even a soothing soaking tub. An additional 4-piece bathroom is also located on this level for added convenience. The basement is currently only partially finished, offering a built in bathroom, framing and electrical and is otherwise a blank canvas for your imagination—create the ultimate entertainment space, a home gym, or additional bedrooms to suit your needs. The yard is exceptionally large and with no neighbours behind, extra private. If you have recreational toys, additional cars or would appreciate extra parking, there is even additional parking at the rear. Other noteworthy features include dual furnaces, new roof, ceiling fans in each

bedroom and wired throughout with speakers. Located in a vibrant community, this home is just a short distance from shopping, schools, parks, and more, making it an ideal choice for families and individuals alike. Don't miss the opportunity to make this charming home in Westmere your own.