

**228 Aspenmere Way
Chestermere, Alberta**

MLS # A2225679



\$739,900

Division:	Westmere		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,236 sq.ft.	Age:	2017 (8 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Pie Shaped Lot, Private		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Partially Finished, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, No Smoking Home, Quartz Counters, See Remarks		

Inclusions: Playhouse in backyard. Cabinet in upstairs bonus room.

MOVE-IN READY! Nestled on a quiet street and situated on a pie-shaped lot, this turnkey home features a sunny west-facing backyard with no rear neighbours—perfect for soaking up evening sunsets! Stay cool all summer with central A/C. Designed with functionality in mind, the open-concept main floor offers a spacious living room with a cozy gas fireplace, a stylish kitchen with quartz countertops, a breakfast bar, stainless steel appliances including a gas range, and a handy walk-through pantry. The adjoining dining nook easily accommodates a large table, ideal for family gatherings. Also on this level is a 2-piece powder room and access to the attached double garage through an oversized mudroom—a dream feature for families with young children. Upstairs, you'll find a versatile bonus room, a well-appointed main bathroom, laundry room, and three generously sized bedrooms. The vaulted primary bedroom includes a walk-in closet with convenient access directly to the laundry room, and a luxurious ensuite with dual sinks, a deep soaker tub, and a large standalone shower. The lower level includes a fully finished 4-piece bathroom and offers a smart layout for future development. With three large windows, the basement can be configured in multiple ways—ideal for adding extra bedrooms, a rec room, a future bar or kitchenette with the plumbing already roughed in. Enjoy the oversized west-facing backyard with plenty of room to play, entertain, or relax in your private outdoor oasis. Located in a fantastic community with quick access in and out, walking distance to popular Cove Beach, parks, playgrounds, off-leash park and walking/biking trails. Call your favorite Realtor today to book your private viewing!