

**101 Springmere Drive  
Chestermere, Alberta**

**MLS # A2230425**



**\$765,000**

<b>Division:</b>	Westmere		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,433 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage, Oversized		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Corner Lot, Creek/River/Stream/Pond, Rectangular Lot, Treed		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Storage, Walk-In Closet(s), Wet Bar		
<b>Inclusions:</b>	Gym equipment		

Discover the perfect mix of elegance and comfort in this beautifully kept bungalow in the friendly community of Westmere. Right when you arrive, you'll notice its stunning brick exterior that gives it a classic and attractive look. The large, insulated, and heated garage is convenient and has plenty of space for your car/trucks, and storage. Able to accommodate 2 large vehicles. Inside, the home has an open and welcoming layout. Lots of windows let in sunlight, making the house bright and cheerful. The south-facing yard means the inside gets natural light all day long, making it feel warm and inviting. The house is fully finished with a walkout basement, giving easy access to the outdoors for gatherings or relaxing outside. Outside, you'll see extensive landscaping with mature trees that create a peaceful and private little paradise. You can enjoy quiet moments surrounded by nature and greenery. The main floor features a spacious primary bedroom that serves as a comfortable retreat, complete with a 5-piece en-suite and a walk-in closet with ample storage. Two more bedrooms are perfect for a family or visitors. Laundry room on the main floor, making chores easier. The home has an upgraded in-floor heating system—separate valves allowing you to choose which section of the flooring you'd like heated. Imagine waking up each day in this beautiful home, with a view of the pond just beyond your backyard. You can enjoy your morning coffee on the patio or relax in the evening with the breeze. Two fireplaces allow you warmth on either floor. Beautifully crafted wet bar with room to add a bar fridge. Westmere is a mature and friendly community close to shopping, a golf course, and new stores and services currently being constructed down the road. Quick

access to major roads makes travel easy. Contact your favorite realtor today and come view this well-loved, maintained, and cared-for home.