

**276 Oakmere Close  
Chestermere, Alberta**

**MLS # A2235240**



**\$749,900**

<b>Division:</b>	Westmere		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,038 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Cul-De-Sac, Front Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Central, Fireplace(s), Forced Air	<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>	None, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Asphalt, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, French Door, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** Hot Tub, in ground Irrigation.

Beautiful home...! Fantastic Value...! From the moment you walk in the foyer past the double french door Den / Office you are greeted by the bright Formal Living Room across from the Wonderful Open Concept Kitchen with Quartz counter tops connected to your Sunbathed Breakfast Nook. Completing the main floor is a conveniently located Laundry Room and Powder Room. Upstairs this home offers an Exceptional Primary Bedroom with vaulted ceilings and a well laid out 4 pc bath and walk in closet. Completing the upper floor are two spacious bedrooms, 3 piece bathroom and a Large and Bright Bonus Room overlooking your South Backing Massive Backyard with a maintenance free Deck connected to a Hot Tub, Stamped Concrete Fire Pit surround, Dog Run and Garden. The Garage is fully finished and Heated. The home is equipped with Air Conditioning and underground Sprinkler System. This home is Perfect and Move In Ready, Come enjoy!