

**120 Oakmere Way
Chestermere, Alberta**

MLS # A2236359



\$778,000

Division:	Westmere		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,414 sq.ft.	Age:	2003 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front, Heated Garage, Insulated, Ov		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Level, Treed, Underground Sprinklers		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s)		
Inclusions:	Garage Cabinets and Shelving		

Welcome to this beautifully maintained home nestled on a quiet street, ideally located close to schools (but not too close!) and the nearby bike path. The impressive open-to-below front entry flows into a versatile flex room, perfect as a formal dining area, office, or craft room. The entryway seamlessly transitions into the bright, open-concept living space featuring hardwood floors throughout. The eat-in kitchen offers a corner pantry, silgranit sink, induction stove, and lots of cabinet space, while the living room showcases a stone gas fireplace. Sunny south-facing windows fill the home with natural light and provide access to the composite deck and private backyard. The main floor also includes a mudroom with laundry and storage, along with a convenient 2 pc bath. Upstairs, the spacious primary suite boasts a 6 pc ensuite and a walk-in closet, complemented by two additional large bedrooms, a 4 pc bath, and a bright bonus room. The fully finished basement features a spacious rec room, a 4th bedroom, an additional 3 pc bath, and a custom dog wash station for your furry friend. This home comes equipped with two furnaces, two hot water tanks, underground sprinklers, a heated attached garage with cabinets and shelving, central vacuum, and air conditioning, ensuring year-round comfort. The large fenced lot includes a spacious shed, established perennials, and mature trees, creating a beautiful outdoor retreat!