

**185 Westchester Way
Chestermere, Alberta**

MLS # A2241121



\$649,000

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|------------------|------------------------|---------------|-------------------|
| Division: | Chesterview Estates | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,395 sq.ft. | Age: | 1994 (31 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.16 Acre | | |
| Lot Feat: | Level, Rectangular Lot | | |

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|--------------------|---|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Linoleum, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R-1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s) | | |

Inclusions: None

Discover this EXCEPTIONAL 5 BEDROOM, 3-BATHROOM BI-LEVEL HOME nestled in the desirable Chesterview Estates, offering over 2,650 SQUARE FEET OF DEVELOPED LIVING SPACE. Perfectly situated just a short stroll to the serene lake, this property combines comfort, functionality, and a prime location. ****Main Level Highlights:**** - Bright and inviting kitchen featuring GRANITE COUNTERTOPS, PLENTY OF CUPBOARD SPACE, STAINLESS STEEL APPLIANCES, a versatile moveable island, and GENEROUS DINING SPACE — ideal for family meals and entertaining. - VAULTED CEILINGS, BRIGHT SUNNY LIVING ROOM with LARGE WINDOWS that flood the space with natural light, creating a warm and welcoming atmosphere. - Spacious master bedroom with a walk-in closet and a luxurious ensuite boasting a jetted soaker tub and a separate shower enclosure. ****FULLY FINISHED BASEMENT:**** - Perfect for family gatherings and entertaining, with a large family room, two additional bedrooms (4 & 5), a full bathroom, a versatile den, and a convenient wet bar. - Separate private entry through the garage provides easy access and additional privacy. ****Outdoor Living & Location:**** - Backing onto a peaceful pathway, the LARGE DECK and WEST FACING BACKYARD are perfect for summer barbecues, relaxing evenings, and outdoor entertaining. - Close proximity to parks, pathways, schools, and a variety of amenities, making this an ideal family home in a sought-after estate area. This rare find combines spacious living, thoughtful design, and a fantastic location — don’t miss your chance to make this beautiful home yours! ****SCHEDULE YOUR VIEWING TODAY!****