

**101 Springmere Road
Chestermere, Alberta****MLS # A2252329****\$874,999**

Division:	Westmere		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,203 sq.ft.	Age:	2005 (20 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Corner Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Up To Grade	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		

Inclusions: N/A

Welcome to 101 Springmere Road, an immaculate and truly one-of-a-kind home in the sought-after community of Westmere, Chestermere. Situated on a spacious 6,300+ sq. ft. corner lot and perfectly positioned facing the park, this residence offers over 3,200 sq. ft. above grade and more than 4,800 sq. ft. of total developed living space, featuring 7 bedrooms and 4.5 bathrooms—ideal for large families or multi-generational living. From the moment you arrive, the curb appeal stands out with a front double garage and an extended driveway that accommodates 3–4 additional vehicles. Step inside to find a thoughtful and functional layout: the main floor offers two living rooms, two dining areas, a spacious kitchen at the back, a den, a full bathroom, and a dedicated laundry room for upstairs. On the second floor, you’ll find hardwood flooring throughout, a grand primary suite with double-door entry, a walk-in closet, and a luxurious ensuite. Three additional generously sized bedrooms, a large bonus room, and another full bath provide plenty of space for the entire family. The fully developed basement adds exceptional value with a 2-bedroom, 2-bathroom illegal suite, complete with a second kitchen and separate laundry—perfect for extended family, guests, or rental income. Outside, enjoy a large backyard framed with mature trees, offering the perfect space for gatherings, BBQs, or quiet evenings. The corner lot not only enhances privacy but also floods the home with natural light. This home is ideally located just minutes from Chestermere Plaza, schools, parks, playgrounds, shopping, and transit, combining suburban tranquility with urban convenience. If you’re seeking a spacious, versatile, and affordable home in one of Chestermere’s most desirable neighborhoods, this property delivers it all. Don’t

miss the chance to make it yours!