

**227 Hawkmere View  
Chestermere, Alberta**
**MLS # A2207315**

**\$769,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Westmere   |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Bungalow   |               |                   |
| <b>Size:</b>     | 1,438 sq.ft.   | <b>Age:</b>   | 2005 (20 yrs old) |
| <b>Beds:</b>     | 3  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Oversized                              |               |                   |
| <b>Lot Size:</b> | 0.14 Acre  |               |                   |
| <b>Lot Feat:</b> | Gazebo, Landscaped, Low Maintenance Landscape, Rectangular Lot |               |                   |

|                    |  |                   |     |
|--------------------|--|-------------------|-----|
| <b>Heating:</b>    | Fireplace(s), Forced Air   | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, 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  | <b>Zoning:</b>    | R-1 |
| <b>Foundation:</b> | Poured Concrete  | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Built-in Features, Ceiling Fan(s), Central Vacuum, Vaulted Ceiling(s), Wet Bar |                   |     |

**Inclusions:** Attached Shelves in Living Room, Basement Fridge, Gazebo, Pool Table, Hot Tub (As is - No permit),

227 Hawkmere View! Welcome to your charming bungalow retreat offering a perfect blend of style and functionality! This inviting home spans 1438 sq ft of main-floor living space and an additional 1172 sq ft in the fully finished basement with a walkout, providing a total of over 2600 sq ft of comfortable living. On the main floor, the welcoming entrance flows into a bright living area featuring beautiful hardwood floors in the entrance, kitchen, dining room, and hallways—accented by a striking brick facing feature fireplace. The vaulted ceiling adds to the spacious feel, while the Primary Bedroom offers a luxurious 5-piece ensuite and a generous walk-in closet. A cozy front office provides a perfect space for working from home. Descend to the basement where you'll discover dual living areas—a family room and a separate living room highlighted by a charming mantled fireplace. This level also boasts two additional bedrooms, a wet bar, and a cellar, making it ideal for entertaining or family movie nights plus the POOL TABLE will stay! Additional functional spaces include a main floor laundry room and a two piece powder room! Step outside to your sun-drenched, west-facing backyard featuring a spacious back deck, and a gazebo, perfect for outdoor relaxation and entertaining. Other notable features include central vac, HOT TUB and an attached oversized 2-car garage with extra side space for storage or easier vehicle access. Don't miss out. Schedule your showing!