

111 Oakmere Green
Chestermere, Alberta**MLS # A2210809****\$699,900**

Division:	Westmere		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,246 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Garage Door Opener		
Lot Size:	0.14 Acre		
Lot Feat:	Landscaped, Level, Rectangular Lot		

Heating: Electric, Fireplace(s), Forced Air, Natural Gas**Water:** -**Floors:** Carpet, Ceramic Tile, Hardwood**Sewer:** -**Roof:** Asphalt Shingle**Condo Fee:** -**Basement:** Finished, Full**LLD:** -**Exterior:** Stone, Vinyl Siding, Wood Frame**Zoning:** R1**Foundation:** Poured Concrete**Utilities:** -**Features:** Bookcases, Breakfast Bar, Ceiling Fan(s), Jetted Tub, Walk-In Closet(s)**Inclusions:** Hot Tub (as is), Underground Sprinklers (as is)

****OPEN HOUSE SUNDAY APRIL 27 1-4 PM**** LOCATION, LOCATION, LOCATION! Fall in love with this STUNNING family home, perfectly nestled on a spacious lot in a quiet cul-de-sac—just a short walk to both St. Gabriel and Prairie Waters schools! Step inside to a bright and welcoming layout, featuring a front room which is a perfect space for an office, formal dining room, or cozy sitting area. The heart of the home is the open-concept kitchen, complete with NEW stainless steel appliances, GRANITE countertops, stylish tile backsplash, a functional island with breakfast bar seating, elegant maple cabinetry, and a generous corner pantry. Enjoy meals in the sunlit dining nook, which flows seamlessly into the spacious living room, highlighted by a cozy gas fireplace. Step outside onto the large COMPOSITE deck with frosted privacy glass, and take in the beautifully landscaped backyard, featuring mature trees, planter boxes, and a gazebo with a hot tub—your own private oasis! Upstairs, you’ll find three spacious bedrooms, including a KING-sized primary suite with a large walk-in closet and 5-piece ensuite. You will also love the spacious bonus room at the front of the home which is perfect for a kids’ playroom, media center, or hobby space. The fully finished basement is complete with an office area, 4th bedroom, another full bathroom, and a huge rec room with plenty of space for a gym, games area, and movie area. This house is packed with upgrades that you will absolutely LOVE including an oversized HEATED garage, NEW hot water tank (2025), NEW attic insulation upgraded to r60 (2025), laundry room sink (2023), new insulated garage door and new Wi-Fi enabled opener (2022), new gazebo (2022), new Range fridge and dishwasher (2021) and new roof in 2021. WOW!! If you have been waiting for the perfect family home to offer you

value for your money this is 100% it.