

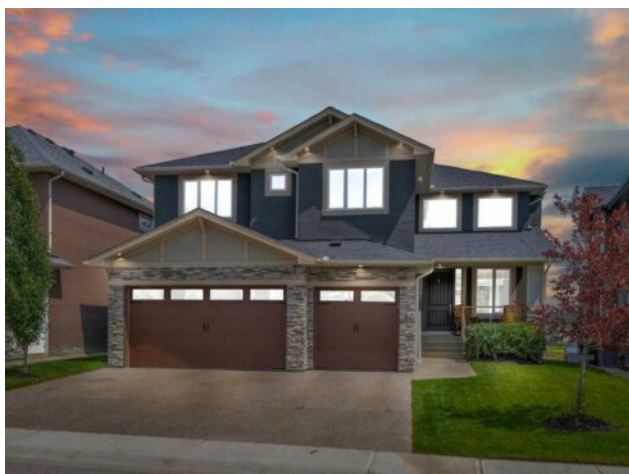


**GRASSROOTS**  
REALTY GROUP

**587-777-7276**  
yuri@grassrootsrealtygroup.ca

**251 Stonemere Green**  
**Chestermere, Alberta**

**MLS # A2239748**



**\$1,388,800**

<b>Division:</b>	Westmere		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,563 sq.ft.	<b>Age:</b>	2018 (7 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	5
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<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>	Stone, Stucco	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, Open Floorplan, Pantry, See Remarks, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** N/A

BACKING ONTO WALKING PATH & POND!! CHESTERMERE LAKE VIEWS FROM THE BALCONY!! LOCATED ON ONE OF THE BEST STREETS IN CHESTERMERE!! TRIPLE ATTACHED GARAGE!! OVER 5000 SQFT OF LIVING SPACE!! 7 BEDROOMS 5 BATHROOMS!! Welcome to this well-maintained detached home in a truly unbeatable location&mdash;backing onto green space with a pond and boasting views of Chestermere Lake! As you step inside, you're greeted by a spacious main floor featuring a formal dining area, cozy living room with a fireplace, and a second dining space adjoining the massive kitchen. The kitchen is a chef&rsquo;s dream&mdash;equipped with an island, built-in features, walk-in pantry, and plenty of cabinetry. There&rsquo;s also a versatile OFFICE (can also be used as BEDROOM) and a full 3PC BATH on this level. The rear dining area opens onto a deck, perfect for enjoying the tranquil backyard scenery. Upstairs, you&rsquo;ll find 4 generously sized bedrooms, including a luxurious primary BEDROOM with a 5PC ENSUITE, walk-in closet, and private BALCONY overlooking the lake. Two additional bathrooms &mdash; a 5pc and a 4pc to ensure convenience for the whole family, and laundry is located on this floor for added ease. The walk-out basement is spacious and flexible&mdash;featuring 2 more bedrooms, a 4pc bath, a large rec room, wet bar, and direct access to the backyard patio. It has excellent potential to be converted into an illegal or legal suite (subject to city approval) as basement has laundry room too!! The garage is equipped with 240V and full water service&mdash;perfect setup for a future spice kitchen or workshop. Pool Table and Hot tub can be purchased at extra cost. Underground sprinklers in the backyard make lawn care effortless and keep your outdoor space looking its best.

This home is a rare find with serene views, triple garage, and unbeatable proximity to Chestermere Lake. DON&rsquo;T MISS YOUR CHANCE TO OWN A PIECE OF LUXURY ON ONE OF CHESTERMERE&rsquo;S FINEST STREETS!