GRASSROOTS REALTY GROUP

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143 Stonemere Green
Chestermere, Alberta

MLS # A2305755

$929,900

Division:	Westmere		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,524 sq.ft.	**Age:**	2015 (11 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	220 Volt Wiring, Garage Door Opener, Garage Faces Front, Heated Garage,		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Low Maintenance Lands		

Heating:	Forced Air	**Water:**	-
Floors:	Hardwood, Tile, Vinyl Plank	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	R1
Foundation:	Poured Concrete	**Utilities:**	-

Features: Built-in Features, Ceiling Fan(s), Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wet Bar

Inclusions: Garage heater, TV brackets. Awning on back deck, 2 sheds and gazebo. NOTE BAR FRIDGE ON LEFT HAND SIDE IS VIRTUAL AND NOT INCLUDED IN THE SALE

Your dream home is ready for you! Move right in without renovating or repairing a single thing. This luxurious and meticulously maintained home offers a perfect balance of elegance and comfort. The spacious and thoughtfully designed floor plan accommodates large scale entertaining yet still provides warm and intimate areas for everyday family life. A generous front entryway is complete with an expansive bench with storage underneath. The main living space is simply stunning with 9’ ceilings, large windows providing an abundance of natural light and gorgeous wide plank hardwood flooring throughout. The kitchen is every home chef’s dream with popular 2 tone cabinetry in white and dark wood grain, ceiling height cabinets, quartz counters, stainless steel appliances including a gas cook top, wall oven and built in microwave plus a massive counter height island with seating for friends and family to gather. The kitchen flows seamlessly into the spacious dining room with built in sideboard for extra storage and a convenient serving surface. Direct access to your back deck makes it easy to enjoy outdoor grilling year round. An elegant gas fireplace in the living area provides both warmth and ambience. A designated home office is ideally located across from the kitchen with double textured glass doors for privacy. The 2 pc powder room and huge mudroom complete with custom built in storage to keep your busy family organized rounds out this main level. The recently installed hardwood continues upstairs where a family bonus room is the heart of this level. The primary retreat boasts a spa inspired 5 pc ensuite including soaker tub, dual sinks, water closet, walk-in shower and a generous walk-in closet. The other 2 bedrooms are each a good size and one has its own walk-in closet. They share the main bath which has dual sinks. Enjoy the convenience of

upstairs laundry in the spacious laundry room with ample storage, folding counter and even a window. The fully developed basement provides a 4th bedroom, full bath and large family room complete with wet bar making this a coveted space for your teenager, guests or another family member to call their own. Luxury vinyl plank flooring throughout is both elegant and durable. The attention to detail carries on to the beautifully landscaped backyard. Entertain or relax on the back deck or in the gazebo on the exposed aggregate patio surrounded by mature trees and tidy garden beds. There is still plenty of grassy area for kids and pets to play. Staying organized is simple with 2 storage sheds and a convenient exterior hot water tap. The heated triple garage has a 220V sub panel and floor drain. There are so many upgrades to add comfort to your life including 2 A/C units, 2 furnaces and an adaptive hot water recirculating system that provides instant hot water and minimizes energy and water waste. This home is in a wonderful location on a quiet cul-de-sac a short walk from the lake and off leash dog park. You're going to love living here.

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