



**196 Hawkmere Way
Chestermere, Alberta**

MLS # A2306632



\$699,900

Division:	Westmere		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,429 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Soaking Tub		

Inclusions: None

DETACHED HOME BACKING ONTO AN ACREAGE WITH MATURE TREES IN CHESTERMERE. Located on a quiet street with no direct rear neighbours, this well-maintained home offers 3 bedrooms, 2.5 bathrooms, a bonus room, a dedicated office, an unspoiled basement, and an oversized double attached garage. Inside, a bright front office with French doors and a large window provides a private workspace, study, or flex room. The stunning 2-storey vaulted living room features a gas fireplace and an oversized window overlooking the backyard. The kitchen features a central island with quartz countertops, dual stainless-steel sinks, stainless-steel appliances, a pantry, and extensive cabinetry. Adjacent to the kitchen, the formal dining area offers ample space for family meals and entertaining, with sliding doors leading directly to the backyard. Step outside to enjoy the massive deck, fully fenced grassy yard, and added privacy of backing onto an acreage with mature trees rather than neighbouring homes. A dedicated main-floor laundry room with a side-by-side washer and dryer adds convenience, while the mudroom off the garage includes a closet and hooks for everyday organization. The oversized double attached garage is insulated and drywalled. Upstairs, you'll find 3 generously sized bedrooms plus a large vaulted bonus room overlooking the front street. The spacious primary retreat includes a massive walk-in closet and a well-appointed ensuite with dual sinks, an extended vanity, a soaker tub, and a separate shower. Two additional bedrooms share a full bathroom with tiled flooring, a large vanity, and a tub/shower combination. The unspoiled basement provides a blank canvas for future development. Chestermere offers a unique lakeside lifestyle just minutes from Calgary. Residents enjoy year-round access to Chestermere Lake,

including beaches, walking pathways, water sports, and winter recreation. Families benefit from nearby schools, including Prairie Waters Elementary School and Chestermere Lake Middle School. Chestermere Public Library is just close by. Everyday amenities, including grocery stores, restaurants, and services, are available within the city, while quick access to Calgary makes commuting simple. Chestermere's Regional Community Association, along with multiple parks, playgrounds, and recreational facilities throughout the community, supports an active and family-friendly lifestyle.