



**GRASSROOTS**

REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**147 HAWKMERE View**  
**Chestermere, Alberta**

**MLS # A2308421**



**\$825,000**

<b>Division:</b>	Westmere		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,054 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.26 Acre		
<b>Lot Feat:</b>	Many Trees, Reverse Pie Shaped Lot, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Vinyl Siding	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Kitchen Island, No Smoking Home, Quartz Counters, See Remarks, Soaking Tub, Storage		

**Inclusions:** .

Nestled in the highly desirable Westmere community, this stunningly renovated home offers a perfect blend of luxury, lifestyle, and prime location. Tucked away in a quiet Close on an expansive quarter-acre lot, you’re just a short walk to Chestermere Lake, nearby schools, scenic walking and biking paths, parks, playgrounds, shopping, and local eateries. Spanning over 3,000sqft of total developed living space, this impressive property has undergone a transformative \$265,000 renovation, creating a truly turnkey opportunity for the next family to enjoy. Step inside to a grand open-to-below foyer filled with natural light, complete with a spacious walk-through closet designed for everyday functionality. The main floor is thoughtfully laid out for both comfortable family living and effortless entertaining. At the heart of the home is the beautifully redesigned kitchen featuring quartz countertops, shaker-style cabinetry, upgraded stainless steel appliances, a large centre island with seating, and a bright breakfast nook overlooking your large tree-lined private backyard. The main level also offers multiple gathering spaces, including a warm and inviting great room with a gas fireplace, plus a formal living and dining area ideal for hosting family and friends. Upstairs, you’ll find 4 generously sized bedrooms, including an exceptional primary retreat complete with a luxurious, fully renovated 5-piece ensuite and custom walk-in closet. An additional renovated 4-piece bathroom serves the three other remaining spare bedrooms, making this the ideal layout for a growing family. The fully finished basement adds nearly 1,000 sq. ft of additional living space, offering endless possibilities for a recreation room, games area, home gym, or media space, along with ample storage space. Additional upgrades include a newer roof, hot water tank, and air conditioning unit. Completing the

home is an oversized triple attached garage and a massive private yard rarely found in this price range. This exceptional property truly checks every box. Be sure to view the 3D virtual tour to experience everything this incredible home has to offer. Call your favourite realtor today to schedule a private showing tour of this phenomenal property. We're sure you won't be disappointed!