



**120 Springmere Grove
Chestermere, Alberta**

MLS # A2310775



\$485,000

Division:	Westmere		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,734 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Backs on to Park/Green Space, Front Yard, Gazebo, Low Maintenance		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 350
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Walk-In Closet(s)		

Inclusions: N/A

Welcome to this WELL-MAINTAINED semi-detached home located in the established and sought-after community of Westmere in Chestermere. Designed for comfortable everyday living, this BRIGHT and INVITING residence offers a functional two-storey layout with THREE BEDROOMS, two and a half bathrooms and the added convenience of a DOUBLE ATTACHED GARAGE. The main floor features an OPEN and welcoming living space filled with NATURAL LIGHT, ideal for both relaxing and entertaining. The kitchen is thoughtfully designed with MODERN FINISHES and STAINLESS STEEL APPLIANCES, offering ample cabinetry and workspace for home chefs, while the adjoining dining area creates a natural gathering place for family meals and special occasions. Added conveniences on the main level include a POWDER ROOM and LAUNDRY ROOM area for effortless daily routines. Upstairs, the primary bedroom serves as a PRIVATE RETREAT with a WALK-IN closet and a full ENSUITE, while two additional bedrooms and another full bathroom provide flexibility for family, guests, or a home office. The partially developed basement presents excellent potential for future customization, whether additional living space, recreation, or storage is desired. Enjoy the benefits of a double attached garage, a low-maintenance exterior, and the ease of condo living with snow removal and grounds maintenance included. The location is exceptional, surrounded by parks, pathways, schools, shopping, and dining, with quick access to Chestermere Lake and major routes for commuting. This home offers an ideal balance of COMFORT, CONVENIENCE, and lifestyle in one of Chestermere's most desirable neighbourhoods.