



**GRASSROOTS**  
REALTY GROUP

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249 Springmere Way  
Chestermere, Alberta

MLS # A2311526



**\$638,000**

<b>Division:</b>	Westmere		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,896 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Front Yard, Garden, Landscaped, Lawn, Rectangular		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle, Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bathroom Rough-in, Ceiling Fan(s), Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Sump Pump(s)		
<b>Inclusions:</b>	K5 Kinetico Water System		

NEW PRICE! VACANT and available for quick possession. This 3 bedroom, 2.5 bath home offers nearly 1,900 sq ft above grade with a true open concept main floor, spacious kitchen featuring new appliances, a large island, ample counter space and a generous pantry. The upper level offers a versatile loft, large primary bedroom with ensuite, and 2 additional generously sized bedrooms. Large windows throughout fill the home with natural light. Plus a front drive double garage. Pride of ownership is evident from the moment you arrive. The large backyard features well maintained landscaping, vegetable, herb and fruit gardens, a perfectly placed utility shed, additional parking for recreation vehicles, and a full width deck for relaxing or entertaining. The undeveloped basement offers endless possibilities to create the space that suits your family's needs. Exceptionally well maintained, spotlessly clean, move in ready, and easy to show. Enjoy your new home!