



GRASSROOTS

REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**276 Stonemere Green
Chestermere, Alberta**

MLS # A2312105

\$749,900



Division:	Westmere		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,106 sq.ft.	Age:	2018 (8 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Oversized		
Lot Size:	0.12 Acre		
Lot Feat:	Cul-De-Sac, Few Trees, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Storage		

Inclusions: Dishwasher, Refrigerator, Gas Cooktop, Built in Oven, Washer and Dryer, window coverings

Luxurious Estate Living Under \$800,000 – Don’t Miss This Incredible Opportunity! Nestled in a quiet cul-de-sac this high-end home in one of Chestermere's most prestigious estate communities just steps from the lake and dog park, this beautifully crafted 2018 custom-built stucco home combines thoughtful design, upgraded finishing, and exceptional functionality. Designed with a highly efficient floor plan and virtually zero wasted space, this home offers comfortable and practical living throughout. The main floor features 9-foot ceilings, elegant 8-foot doors, oversized windows, and a stunning floor-to-ceiling custom tiled fireplace that creates a warm and inviting focal point. The upgraded chef’s kitchen is designed for both entertaining and everyday living, featuring quartz countertops, upgraded appliances, abundant cabinetry, and a functional open-concept layout connecting the kitchen, dining, and living spaces. Upstairs, you’ll find a spacious bonus room and a large primary bedroom complete with dual walk-in closets and a beautiful ensuite with his-and-hers sinks. Every space in the home has been carefully designed to maximize comfort, storage, and functionality. The basement features oversized windows and an excellent layout for future development, offering endless possibilities for additional living space. Outside, enjoy the large landscaped yard, spacious deck, and large gravel area ideal for RV storage or a dog run. The oversized garage features custom-built shelving and cabinetry, providing excellent organization and storage space. Located just a 2-minute walk to the dog park and lake pathways, this home offers the perfect balance of peaceful living and outdoor lifestyle amenities. You will fall in love with everything this homes has to offer. Priced well below comparable estate homes, while offering uncompromising

quality and thoughtful upgrades. Schedule your private showing today and secure your slice of estate luxury before it's gone. Call to book a showing before you miss out.