



245 Springmere Way
Chestermere, Alberta

MLS # A2313566



\$739,900

Division:	Westmere		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,607 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Double Vanity, No Smoking Home, Wired for Sound		

Inclusions: Gazebo

Welcome to this beautifully maintained 2-storey family home in the sought-after community of Westmere, offering over 3,600 sq ft of developed space. Perfectly positioned near schools, parks, pathways, and Chestermere Lake, this home delivers the space, flexibility, and lifestyle today's families need. Step inside to a bright, functional main floor featuring 9' ceilings, hardwood flooring, and multiple living spaces designed for real life. The upgraded kitchen is the heart of the home, complete with stone countertops, stainless steel appliances, a walk-through pantry, central island, and adjacent breakfast nook overlooking the backyard. The main level also offers exceptional versatility with a front flex room ideal as a home office, formal dining room, playroom, or study space, plus a spacious family room anchored by a cozy gas fireplace. Upstairs, the thoughtful layout continues with 3 generously sized bedrooms, including a spacious primary retreat with an adjacent room that can be used as a baby area or a home office. The primary room features a walk-in closet and private ensuite with dual sinks, separate shower, and relaxing soaker tub. A large bonus room provides the perfect second family hangout, media room, or kids' zone. The fully finished basement adds exceptional value and fun, featuring an additional bedroom, a dedicated theatre space complete with projector setup, and even a built-in climbing wall that kids will absolutely love. Whether used for entertainment, hobbies, or extra family living space, the basement offers flexibility that is hard to find. Outside, enjoy a fully fenced backyard with deck, gazebo, large storage shed, RV parking access, and back lane access. The attached double garage and extended parking options make this home as practical as it is inviting. Book your private showing today!