



**236 Aspenmere Circle
Chestermere, Alberta**

MLS # A2314768



\$734,900

Division:	Westmere		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,216 sq.ft.	Age:	2015 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Aggregate, Double Garage Attached, Garage Door Opener, Heated Garage, I		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Garden, Landscaped, Lawn, No Neighbours E		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Hot Tub is included, seller discloses it was installed by a certified electrician, however there was no permit pulled.

Welcome to this beautifully maintained 2015 two-storey home offering 2,216 sq. ft. of developed living space. Situated in desirable WESTMERE, on a quiet, family-friendly street where pride of ownership is evident throughout the neighbourhood. This home combines comfort, functionality, and incredible outdoor living. The main living space is simply stunning with a den/office, bright kitchen, 9' ceilings, large windows providing an abundance of natural light, and an elegant gas fireplace in the living area providing both warmth and ambience. The upper level offers an amazing primary bedroom with a 5 piece ensuite, along with 2 additional spacious bedrooms, a family room and a practical family layout. Enjoy the convenience of upstairs laundry in the spacious laundry room with ample storage, folding counter, and even a window!! The partially finished basement provides additional living space with bathroom rough-ins already in place, offering excellent potential for future development to suit your needs. Step outside to enjoy the stunning west-facing backyard, where mountain views create the perfect backdrop for relaxing evenings and unforgettable sunsets, with no neighbours behind. Unwind year-round in the hot tub beneath the pergola – a private retreat designed for comfort and relaxation after a long day! Mature trees line both sides of your yard creating even more privacy, and for those with a GREEN THUMB there is even a small garden for you to grow your own Veggies!!! Car enthusiasts, hobbyists, and anyone needing extra storage will appreciate the oversized double attached garage, complete with insulation, heating, and a built-in work bench. Whether you're tackling projects year-round, or simply keeping vehicles warm during the winter months, this functional and well-equipped garage adds incredible value and versatility to the

home. This amazing family home is waiting for a new family to start their next chapter! Book your showing today!