



GRASSROOTS

REALTY GROUP

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**147 oakmere Green
Chestermere, Alberta**

MLS # A2314840



\$729,900

Division:	Westmere		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,458 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Brush, Cul-De-Sac, Few Trees, Front Yard, Irregular Lot, Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Central Vacuum, Granite Counters, Open Floorplan, Soaking Tub, Vinyl Windows		

Inclusions: None

Welcome to this stunning custom-built two-storey home offering over 3,200 sq. ft. of beautifully developed living space, including a professionally finished basement. Tucked away on a quiet family-friendly cul-de-sac and situated on a large pie-shaped lot with a sunny west-facing backyard, this exceptional property showcases quality craftsmanship, timeless finishes, and outstanding attention to detail throughout. The main floor features 9-foot ceilings, a private office/den, elegant dining room, and spacious open-concept living areas centered around a cozy gas fireplace. Rich maple woodwork is showcased throughout the home, including custom cabinetry, doors, casings, pillars, built-ins, and architectural details such as beautiful archways and art niches. The kitchen is finished with granite countertops, ample cabinetry, and a bright dining nook overlooking the backyard. Upstairs, you'll find a spacious loft area, generous bedrooms, and continued quality finishes throughout. The professionally developed basement adds approximately 800 sq. ft. of additional living space and includes a massive recreation room with a gas fireplace, plenty of room for a pool table and entertainment area, a fourth bedroom, full bathroom, and new luxury vinyl plank flooring (2025). The exterior is equally impressive with attractive stucco siding, an oversized double attached garage with man door, and a large 30' x 10' west-facing DuraDeck complete with privacy glass, metal railings, and natural gas BBQ hookup. The beautifully landscaped yard features a built-in ground trampoline, fire pit area, underground sprinklers, and low-voltage landscape lighting, creating the perfect outdoor retreat. Additional upgrades include dual furnaces, two air conditioning units, and a new roof installed in 2020. Ideally located just two blocks from public and Catholic schools and only three blocks from

Chestermere Station, you'll enjoy convenient access to shopping, restaurants, recreation facilities, golf, the beach, boat launch, and all major amenities. A rare opportunity to own a meticulously maintained custom home offering premium craftsmanship, extensive upgrades, and exceptional value in one of Chestermere's most desirable locations. Some photos Virtually Staged