



**123 Hawkmere View
Chestermere, Alberta**

MLS # A2315347



\$847,000

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|------------------|--|---------------|-------------------|
| Division: | Westmere | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,575 sq.ft. | Age: | 2007 (19 yrs old) |
| Beds: | 6 | Baths: | 3 full / 1 half |
| Garage: | Double Garage Attached | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Yard, Cul-De-Sac, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landsc | | |

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| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Laminate, Linoleum | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Brick, Concrete, Vinyl Siding, Wood Frame | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bidet, Ceiling Fan(s), Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Vinyl Windows | | |
| Inclusions: | N/A | | |

First time on the market! Proudly offered by the original owners, this wonderful 6-bedroom family home delivers the space, comfort, and thoughtful layout families are searching for. This home doesn't follow a cookie-cutter plan — it has its own character and charm. Nestled in the highly desirable community of Westmere on a quiet close, you're just steps from Chestermere Lake, schools, walking and biking paths, parks, playgrounds, and local shops. With over 3,700 sq. ft. of total developed living space, this home is ready for its next family to enjoy. The main level features multiple gathering spaces, including a warm and inviting great room with a gas fireplace, along with a formal living and dining area perfect for hosting family and friends. The layout is designed for both everyday comfort and effortless entertaining. At the heart of the home is the beautifully refreshed kitchen, complete with under-cabinet lighting, kitchen sink garburator. It features 4-year-old white quartz countertops, classic oak cabinetry, a large island with seating, stainless steel appliances including a convection stove, and a walk-in pantry. The dining nook provides easy access to the spacious 17' x 9'10" balcony—perfect for summer BBQs. The main floor also includes a convenient office/bedroom, a 2-piece bathroom, and a dedicated laundry room. Upstairs, you'll find four generously sized bedrooms, including a spacious primary retreat complete with a 5-piece ensuite and two walk-in closets. A large bonus room above the garage provides an additional family hangout space. A 4-piece bathroom serves the remaining bedrooms, each offering excellent closet space—an ideal layout for a growing family. The fully finished walkout basement adds nearly 1,200 sq. ft. of extra living space, featuring a large recreation room, two oversized bedrooms

perfect for extended family or guests, a 4-piece bathroom, and a cold storage room. Notable upgrades include a 4-year-old roof, a 1-year-old hot water tank, two new humidifiers, smart-phone–operated temperature control, and 4-year-old main-floor flooring. The home is also equipped with an underground sprinkler system covering both the front yard and the full backyard, as well as a central vacuum system. Completing the home is a double attached garage with a gas line already in place for a future heater, along with a beautifully maintained and fully landscaped backyard—an exceptional find at this price point. This exceptional property truly checks every box for a growing family looking for their forever home. Lovingly kept by its original owners — now ready for your family’s next chapter.