



**GRASSROOTS**

REALTY GROUP

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**209 Oakmere Close  
Chestermere, Alberta**

**MLS # A2318235**



**\$665,000**

<b>Division:</b>	Westmere		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,501 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Lane, Dog Run Fenced In, Few Trees, Front Yard, Landscaped, Low Ma		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, See Remarks, Vinyl Windows		

**Inclusions:** na

OPEN HOUSE SATURDAY JUNE 26TH FROM 1-4 PM...Welcome to 209 Oakmere Close, a beautifully updated home that blends modern comfort with exceptional functionality in one of Chestermere's most desirable neighbourhoods. The main floor has been extensively renovated and features soaring ten foot ceilings, fresh paint, gourmet kitchen and durable tile flooring throughout. A bright front flex room offers the perfect space for a home office or formal living area, while the inviting family room includes a corner fireplace and east facing windows that fill the home with natural light. High end window coverings with remotes throughout. This thoughtful layout includes two spacious primary bedrooms, each offering comfort and privacy, along with an additional bedroom on the lower level. With a total of three and a half bathrooms, convenience is built into every level of the home. Main floor laundry adds to the ease of daily living. The partially developed basement provides a massive recreation room, a dry bar, and an abundance of storage space, making it ideal for family living or entertaining. The home is equipped with air conditioning for warm summer days and a fully dry walled and heated garage for year round comfort. Step outside to a east facing yard designed for both relaxation and practicality. Enjoy a new composite deck with a cedar privacy wall, a dog run, a new shed, concrete sidewalks, and a widened driveway that offers additional parking. Recent exterior upgrades include a new roof, new gutters, new fascia, a new garage door, and a professionally installed Gouly full time outdoor lighting system that enhances curb appeal in every season. This is a truly move in ready property that has been cared for with pride and upgraded with intention. A fantastic opportunity in a family friendly location close to schools, parks, pathways, and all the amenities

Chestermere has to offer. This turn key property will not last!!!!