



**118 Invermere Drive Drive  
Chestermere, Alberta**

**MLS # A2319133**



**\$684,900**

<b>Division:</b>	Westmere		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,535 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Corner Lot, See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	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>	Brick, Vinyl Siding	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** None

This upgraded corner-lot bungalow offers rich hardwood floors, durable tile in high-traffic areas, sleek granite surfaces throughout, and a modern kitchen equipped with stainless steel appliances, a gas stove, and a garburator. Exterior highlights include RV parking, a large rear deck, a storage shed, fruit trees (cherry, raspberries, rhubarb, and black currants), 220-volt wiring, a BBQ gas line, and a convenient dog run. Inside, comfort is enhanced with air conditioning, central vacuum, two cozy gas fireplaces, and dual hot water tanks. The main level features a versatile dining/flex room, an airy vaulted living room, and a generous primary suite with a steam shower, soaker tub, and walk-in closet. The second bedroom can function as the main laundry, offering added convenience and flexibility. The lower level includes a spacious rec room ideal for a theatre setup, two additional bedrooms, a full bathroom, a large storage area with built-in storage shelving, and a second laundry space. Located near two schools, walking paths, a pond, the golf course, and shopping—this home delivers comfort, convenience, and exceptional functionality.