



**151 Hawkmere View  
Chestermere, Alberta**

**MLS # A2320032**



**\$710,000**

<b>Division:</b>	Westmere		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,578 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Triple Garage Attached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Landscaped, No Neighbours Behind, Private, Treed		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Central Vacuum, High Ceilings, Open Floorplan, Pantry, Skylight(s), Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Chest freezer in garage, Metal Patio furniture and Dining Table, Red Metal Bistro Set, Large Round Planter, Shed, Park Bench behind Shed, Gas BBQ, Wood Planter on Deck, Office Desk and Shelving in Basement, Basement Sectional, Cube Shelving in Basement.

**RARE OPPORTUNITY!!** For sale by the ORIGINAL OWNER of over 20 years, this METICULOUSLY MAINTAINED 1578 sq. ft. FULLY-DEVELOPED BUNGALOW with TRIPLE ATTACHED GARAGE, situated on a generous 8679 sq ft. private, landscaped lot with NO HOMES DIRECTLY BEHIND presents a unique opportunity in Chestermere. Enjoy peace of mind knowing that numerous big-ticket investments have recently been made, including a NEW ROOF in 2022, NEW DUAL HOT WATER TANKS in 2023, NEW CENTRAL AIR CONDITIONING in 2023, NEW WASHER and DRYER in 2025, NEW STOVE in 2025, NEW FRIDGE in 2026, NEW GARAGE OPENER (double side) in 2025, FRESH GARAGE DOOR AND EXTERIOR TRIM PAINT in 2025 and a FRESH COAT OF PAINT throughout the main floor entry and hallways in 2026. This home is move-in ready and pride of ownership is evident. The main floor welcomes you into a spacious entry with an adjacent flex space that could be used as a formal dining room or den. The open-concept kitchen, dining area and living room is the heart of this home and the living room features a corner gas fireplace, 10 ft. high ceilings and a wall of large windows overlooking the serene back yard. Large skylights flood the main floor with sunlight. The kitchen features stone counters, plenty of counter and cabinet space and a convenient corner pantry. The primary bedroom offers a large walk-in closet and PROFESSIONALLY RENOVATED ENSUITE in 2023, with separate shower and soaker tub, dual sinks and a private water closet. A bright second bedroom and 2 piece powder room complete the main floor. The finished basement offers 2 additional bedrooms, a large recreation/entertainment area, a laundry room and plenty of space for storage, a home office, a media room and crafting or hobby area. The tranquil back yard

receives privacy from numerous mature trees. You'll enjoy the open views with NO NEIGHBOURS DIRECTLY BEHIND YOU. The tiered decks give you plenty of space to enjoy the peaceful outdoor setting and entertain family and friends. A gas BBQ line is plumbed for convenience. Located on a quiet street close to parks, off leash parks, schools, shopping, Chestermere Lake, the Public Library and numerous other amenities, with quick access to the Trans Canada highway, you'll enjoy the blend of lifestyle and convenience that this property offers.