



**260 Westchester Way
Chestermere, Alberta**

MLS # A2320314



\$699,900

Division:	Westmere		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,378 sq.ft.	Age:	1993 (33 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Slate	Sewer:	-
Roof:	Cedar Shake	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: All shelving on walls and in the garage, BB kitchen, rough-in vacuum

Tremendous location close to the lake. IMMACULATE large WALKOUT bungalow is situated on a large lot , on a beautiful tree lined street, in the desirable community of Rainbow Falls in Chestermere. Just a short walk to the lake, canal pathway system, off-leash dog park, schools, restaurants, grocery stores, pharmacies, and many other amenities — with Calgary only 7–10 minutes away. Features an incredible outdoor living space with a huge upper deck, covered walkout patio, spacious yard, custom outdoor kitchen with gas BBQ, and a wood-burning fireplace. Inside, the foyer opens to vaulted ceilings and a bright main floor with living room, dining room combination. The dining room flows easily into the kitchen area. Open concept from the kitchen to the great room and nook featuring large windows and plenty of natural light. The kitchen is accented with granite countertops, a large island with eating bar, corner pantry, stainless steel appliances, heated floors, abundant cabinetry, and a newer refrigerator (2025). The current great room is being used as a dining area, but can easily transition back into a cozy family room centered around the gas fireplace. The master bedroom offers a walk-in closet and a 4-piece ensuite with heated floors. A second generous bedroom and additional 4-piece bathroom complete the main level. The back entrance includes built-in storage for coats and shoes and leads to the insulated, drywalled double attached garage with heater. Hardwood and slate flooring add warmth and character throughout the main floor. The fully developed WALKOUT BASEMENT provides additional living space with two large bedrooms, a spacious recreation room, office area, and a beautifully updated 4-piece bathroom featuring a steam shower. The lower level also includes a large utility/storage room and laundry area. The home also features in-floor

heating in the basement. Additional upgrades and features include: Triple-pane windows throughout, Air conditioning, Composite deck, newer basement carpet, large side shed, hot water tank (2024), and a recently serviced and cleaned furnace. This is an incredible opportunity to own a well-maintained bungalow that has been loved. Shows 10 out of 10!