



**212 Willowmere Close  
Chestermere, Alberta**

**MLS # A2320378**



**\$799,000**

<b>Division:</b>	Westmere		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,597 sq.ft.	<b>Age:</b>	2004 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage, Insulated, Oversized		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl	<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>	No Smoking Home		

**Inclusions:** Gazebo on Deck

\*OPEN HOUSE-SAT JUNE 13, 1-4PM. SUN JUNE 14, 1-3PM\* Perfectly positioned on a quiet family friendly close in the desired area of Westmere. This fully updated home offers nearly 2,800 sq ft of developed living space on a mature wide lot with exceptional privacy. Extensive upgrades have been done elevating this home to new standards! Luxury vinyl plank flooring spans the main and upper levels, while elegant GLASS RAILINGS and REMOTE-OPERATED BLINDS on the main floor add a modern upscale feel. The stunning kitchen has been beautifully updated with painted cabinetry, granite countertops, deep under-mount sink, stainless steel appliances, and an impressive CUSTOM WALK-IN PANTRY featuring extensive built-in shelving and storage rarely found in newer homes. The spacious main floor is anchored by a striking two-sided fireplace with beautiful tile surround, creating warm and connected living spaces ideal for both entertaining and everyday family life. A custom mudroom with FLOOR-TO-CEILING BUILT-INS adds outstanding everyday functionality. Upstairs, you'll find 3 spacious bedrooms, convenient upper-floor laundry, and a vaulted bonus room perfect for movie nights or family gatherings. The luxurious primary retreat features a fully renovated spa-inspired ensuite complete with HEATED FLOORS, HEATED TOWEL BAR, dual vanities with POWERED MIRRORS, deep soaker tub, and an impressive CURB-LESS GLASS SHOWER with rain shower head. The basement already offers a fourth bedroom and full bathroom, while the remaining space is ready for future development and customization to suit your needs. Step outside into a backyard that truly sets this home apart. The mature landscaping and oversized lot provide a level of privacy and outdoor space rarely found in newer communities. Whether hosting friends or

enjoying a quiet evening, the massive two-tier COMPOSITE DECK with maintenance-free railings and pergola creates the perfect outdoor retreat. Additional exterior features include underground sprinklers, firepit area, hot tub pad, and multiple access points from the home to the deck. Additional highlights include an OVERSIZED HEATED and insulated garage with rear yard access, CENTRAL A/C, dual furnaces, brand-new blinds throughout, and a new roof completed in 2020. For buyers looking for a modern home with the rare opportunity to skip the expense, hassle, and waiting of a new build while gaining the benefits of a mature established neighbourhood close to schools, shopping, parks, and Chestermere Lake amenities, this is the one!