



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**237 Aspenmere Circle  
Chestermere, Alberta**

**MLS # A2320602**



**\$899,800**

<b>Division:</b>	Westmere		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,480 sq.ft.	<b>Age:</b>	2014 (12 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Garden, Landscaped, Lawn, Level, No Back Lane, Recta		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<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>	Bidet, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Dry Bar, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Soaking Tub, Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound		
<b>Inclusions:</b>	Garage Heater, Storage Shed, Wall Mounted TV in Living Room		

**\*\*Open House Sunday 2-4 pm\*\*** Welcome to this extraordinary bungalow in the heart of Westmere, Chestermere, where luxury finishes, exceptional craftsmanship, & an unbeatable location come together in one remarkable home. Built in 2014 & extensively upgraded, this stunning property is within walking distance to Chestermere Lake (Cove Beach & Main Beach) two off-leash dog parks & beautiful parks/pathways that make Westmere one of the city's most desirable communities. From the moment you arrive, the striking full brick exterior, Gemstone permanent LED holiday lighting, & oversized triple heated garage create impressive curb appeal. Complete with epoxy flooring & custom slot-wall storage, the garage is a rare find in today's market, especially as triple garage lots in Chestermere become increasingly scarce. Inside, you'll find exceptional quality throughout. Original custom Bjornson walnut cabinetry extends from the chef's kitchen into every bathroom, complemented by granite countertops throughout. The kitchen is designed to impress with glass-inset upper cabinets, a custom walnut hood fan, extensive pot drawers, a large centre island with granite composite sink & built-in wine storage, new hexagon tile backsplash, pot filler, new Frigidaire Gallery cooktop, Whirlpool double wall ovens, Maytag dishwasher, and a newer Samsung refrigerator (1 year). The open concept main floor features a soaring 10 foot ceiling over the dining area, highlighted by a stunning crystal and gold tone chandelier, LED pot lights, and a smart home lighting system. The inviting family room is anchored by a floor to ceiling stone gas fireplace, while a newer glass exterior door leads to the east-facing composite deck with glass railings & a gas line for your BBQ. Newer wide plank white oak hardwood flooring, fresh paint, updated baseboards, nine foot ceilings, and a beautiful

spindle staircase create a bright and modern feel throughout. The vaulted primary retreat offers custom designer blinds, a professionally organized Stor-X walk-in closet, & a spa-like ensuite with soaker tub, separate shower, dual sinks, privacy glass, motorized blind, & bidet toilet, walk through Laundry room with newer washer/dryer. The fully finished lower level features nine foot ceilings, two spacious bedrooms with walk-in closets, a large recreation room, built-in bar with bar fridge, plush newer carpet with upgraded underlay & abundant storage space. The current owners have invested more than \$150,000 in improvements. Additional features include a two-zone furnace, central air conditioning, newer humidifier, a hot water on demand system (1 yr). Outside, the private backyard oasis features newer artificial turf over crushed limestone, mature trees, perennial gardens, a new wood look concrete stepping stone pathway, concrete patio, an oversized storage shed that matches the home's exterior. A rare opportunity to own a meticulously maintained luxury bungalow with premium finishes, an oversized triple heated garage.