



GRASSROOTS

REALTY GROUP

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**329 Springmere Way
Chestermere, Alberta**

MLS # A2321034



\$695,000

Division:	Westmere		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,934 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Additional Parking, Alley Access, Double Garage Attached, Double Garage D		
Lot Size:	0.13 Acre		
Lot Feat:	Irregular Lot, Landscaped		

Heating:	Central, Coal, Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Kitchen Island, Vaulted Ceiling(s), Wet Bar		

Inclusions: gas barbecue, gas heating for both garages, garage door openers both garages

This gorgeous two-storey home offers more than 2,700 sq. ft. of luxurious living space with four bedrooms, four bathrooms, an attached double garage, and the rare bonus of an additional detached double garage, providing exceptional space for extra vehicles, storage, hobbies, or a workshop. Set on a big lot with 56 ft. of frontage and a paved alley in the back, this property offers a unique combination of comfort, convenience, and highly sought-after extra garage space. Located in a prime area, the home is just five minutes from everyday amenities, including grocery stores, gas stations, restaurants, banks, and more, and is also within walking distance of local schools. Quality finishing throughout includes hardwood floors and hand-picked light fixtures. The main floor welcomes you with a foyer featuring its own walk-in closet, followed by a gourmet kitchen with granite counters, a kitchen island with a breakfast bar and wine compartment, a pantry, and stainless steel appliances. The dining area offers access to a lovely deck, while the family room features a fireplace, creating a warm and inviting space. A half bath completes the main level, where the open floor plan is both functional and beautifully designed. Upstairs, you will find a bonus room with vaulted ceilings, two good-sized bedrooms, a full bathroom, and a spacious primary bedroom with a five-piece ensuite and walk-in closet. The fully finished basement is ideal for entertaining, offering a spacious recreation room with a wet bar, a full bathroom, and an additional bedroom that could also be used as a home office. Laundry is conveniently available on both the main level and in the basement. The fenced backyard provides plenty of space and privacy for outdoor activities, while the open floor plan and large windows fill the home with natural light and a warm, cozy feel. Well maintained and showing beautifully, this property offers

great value in an amazing location, especially for buyers looking for rare additional garage capacity, and additional parking off of the paved rear lane. There is additional storage under the deck.