



**GRASSROOTS**  
REALTY GROUP

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**236 Parkmere Court NW**  
**Chestermere, Alberta**

**MLS # A2321355**



**\$948,000**

<b>Division:</b>	Westmere		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,982 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	4
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.23 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, City Lot, Cul-De-Sac, Front Yard, Gazebo, Int		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Stucco, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s), Wired for Sound		
<b>Inclusions:</b>	N/A		

Stunning Estate Home | Walkout Basement Suite (Illegal) | Pie Shaped Lot | 7 Bedrooms | 4 Bathrooms | 2,982 SqFt | Central Spiral Staircase | Hardwood & Tile Flooring | Chef's Kitchen | Solid Wood Cabinets | Gas Cooktop | Large Centre Island with Barstool Seating | Corner Pantry | Plethora of Natural Light | Gas Fireplace | Main Level Bedroom & 4pc Bath | 4 Upper Level Bedrooms & 2 Full Bathrooms | 2 Basement Bedrooms | Great Open Floor Plan | Full Kitchen & Wet Bar | Basement Gas Fireplace | Concrete Patio at Basement Walk-out | Main Level Balcony | Huge Backyard | No Neighbors Behind | Backing onto Greenspace & Walking Path | 2 Furnaces | 2 Hot Water Tanks | 2 Air Condition Units | Welcome to this exceptional Lupi Custom Homes estate home offering 4474 SqFt of developed living space throughout the main, upper & basement levels. Set on an incredible pie-shaped lot backing directly onto greenspace & a walking path with no neighbours behind, this home combines timeless craftsmanship, generous living space & an unbeatable setting. Step inside to a grand foyer where a dramatic central spiral staircase & soaring open-to-below ceilings create a stunning first impression. Hardwood & tile flooring flow throughout the main level while oversized windows flood the home with natural light & showcase the picturesque greenspace views. The chef's kitchen is designed for both entertaining & everyday family living with solid wood cabinetry, a gas cooktop, large centre island with barstool seating, corner pantry & abundant counter space. The open floor plan seamlessly connects the kitchen, dining & living areas, creating the perfect environment for hosting family gatherings & special occasions. A gas fireplace anchors the living room while the dining area provides direct access to the upper balcony overlooking the expansive backyard. A main

level bedroom & full 4pc bathroom offer excellent flexibility for guests, multigenerational living or a private home office. Upstairs you'll find 4 spacious bedrooms & 2 full bathrooms including a generous primary retreat designed for comfort & privacy. The well-appointed upper level provides ample room for growing families with spacious secondary bedrooms, functional layout design & excellent storage throughout. The walkout basement suite (illegal) with a bright open floor plan, full kitchen, wet bar, gas fireplace, 2 bedrooms & a full bathroom. With direct access to the concrete patio, this level is ideal for extended family, guests or future rental opportunities. Outside, the remarkable pie-shaped lot offers endless possibilities for outdoor living, recreation & gardening. Enjoy a huge backyard with direct access to the pathway system, underground sprinkler system, storage shed, concrete patio at the walkout level & no neighbours behind. The heated garage is equipped with a utility sink, garage refrigerator, wall storage & additional workspace while the ride-on lawn tractor is included to make maintaining the expansive yard effortless.