



212 Springmere Road  
Chestermere, Alberta

MLS # A2325736



**\$749,900**

<b>Division:</b>	Westmere		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,306 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space		

<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>	Stone, Vinyl Siding	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		

**Inclusions:** N/A

BACKING ONTO POND, GREEN SPACE & WALKING PATH!! WALKOUT BASEMENT!! OVER 3,190 SQFT OF LIVING SPACE!! 4 BEDROOMS + 3.5 BATHS!! DOUBLE ATTACHED GARAGE!! CENTRAL A/C!! Welcome to this beautifully maintained home offering an unbeatable location with no neighbours directly behind, backing onto a peaceful pond, green space, and walking path. Step inside to a bright and spacious main floor featuring a welcoming living room with a cozy fireplace and large windows showcasing the breathtaking backyard views. The thoughtfully designed kitchen offers granite countertops, a large island, abundant cabinetry, a pantry, and a separate spice kitchen, making it perfect for everyday living and entertaining. The dining area provide seamless access to the rear deck, complete with a BBQ gas line for effortless outdoor gatherings. A convenient 2-piece bathroom and main-floor laundry complete this level. Upstairs, you'll find a generous bonus/family room along with three spacious bedrooms. The primary retreat features a walk-in closet and a luxurious 5-piece ensuite, while the remaining two bedrooms are served by a well-appointed 4-piece bathroom. The fully finished walkout basement adds even more functional living space with a large recreation room, wet bar, one bedroom, and a 3-piece bathroom. The wet bar is equipped with 220V electrical and plumbing rough-ins, offering excellent potential for a future kitchen setup. The backyard is the true highlight of this home, opening directly onto scenic green space, a tranquil pond, and a walking path—creating a peaceful setting that's hard to find. Combining an exceptional location, spacious layout, and premium features, this home is one you won't want to miss!