



GRASSROOTS
REALTY GROUP

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201 Stonemere Bay
Chestermere, Alberta

MLS # A2325739



\$1,025,000

Division:	Westmere		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,722 sq.ft.	Age:	2015 (11 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Additional Parking, Driveway, Front Drive, Garage Door Opener		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Front Yard, Landscaping		

Heating:	Standard, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Cement Fiber Board	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Breakfast Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Dry Bar, High Ceilings, Kitchen Island, Natural Woodwork, No Smoking Home, Open Floorplan, Pantry, Primary Downstairs, Quartz Counters, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	Tesla Charger, KEF Theatre System, Security Cameras, Basement Washer/Dryer, Basement Refrigerator, Basement Dishwasher.		

Welcome to this exceptional custom-built Homes by Avi masterpiece, perfectly positioned on a premium corner lot in one of Chestermere's most sought-after communities. Backing directly onto a scenic walking path and offering over three levels of beautifully finished living spaces, this home seamlessly blends luxury, functionality, and modern design. Step inside and be immediately impressed by the stunning open-concept main floor, where soaring vaulted ceilings, expansive windows and custom lighting create a bright, airy atmosphere throughout the living, dining, and kitchen areas. The living room is both inviting and functional, featuring a custom-built entertainment unit and integrated KEF theatre system. The spacious dining area is perfect for hosting family gatherings and dinner parties, with direct access to the rear deck equipped with a bbq gas line for seamless indoor-outdoor living. The chef-inspired kitchen is designed to impress, complete with a high end stainless appliances including a professional gas range/hood, wine fridge, oversized island, walk-in pantry, and abundant cabinetry. A versatile main-floor office provides the ideal work-from-home space and can easily function as a fourth bedroom, conveniently located beside the powder room. Upstairs, you'll find three generously sized bedrooms, a spacious bonus room, upper-level laundry, and a full 4-piece bathroom. The primary retreat offers room for a king-sized suite and features custom wall panelling, a tray ceiling, a large walk-in closet, and a luxurious 5-piece ensuite with a freestanding soaker tub, oversized glass shower, separate water closet, and dual vanities. The recently completed, fully finished and permitted basement represents OVER \$100,000 in professional development. Designed for entertaining, it features a stunning rec room with a custom

fireplace feature wall, a wet bar with an impressive 8-foot island, and a second laundry area. The oversized bedroom includes a custom walk-in closet, while the spa-inspired bathroom showcases dual vanities, heated floors, a custom tiled shower with rain head and bench seating. Outside, enjoy direct access to the walking path and surrounding green space from your backyard. Additional exterior features include Hardie Panel siding, exposed concrete driveway and walkways, a sprinkler system, large storage shed, and central A/C. Car enthusiasts will appreciate the heated, epoxied triple attached garage, complete with custom shelving and a Tesla EV charger. **ADDITIONAL UPGRADES** include Hunter Douglas automatic blinds, a full 360 security camera system, brand-new 45oz carpet and **MUCH MORE**. Located just steps from Chestermere Lake, Crystal Park, Cove Beach, schools, playgrounds, off-leash dog parks, and extensive walking paths, this quiet cul-de-sac location offers an exceptional lifestyle. This is a rare opportunity to own a thoughtfully upgraded, move-in-ready custom home in an unbeatable location. Book your private showing today.