



GRASSROOTS

REALTY GROUP

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**100 Westmere Way
Chestermere, Alberta**

MLS # A2326832



\$679,900

Division:	Westmere		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,741 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Double Vanity, Kitchen Island, Vaulted Ceiling(s), Wet Bar		

Inclusions: none

This is the home of your dreams – walkability is exceptional! Close to schools, shopping and Chestermere Lake, this is your opportunity to access all the amenities you could wish for. The grand foyer is breathtaking with incredible ceiling heights, the ability to entertain on the lower floor as well as the main floor. The main floor has stunning maple railings with both tile and hardwood flooring that lead you to your dining nook and the kitchen area, complete with modern black appliances, large island, quartz countertops, walk-in pantry and an abundance of cabinets. Incredible windows will bring in the natural light as you nestle into the great room that comes with a gas fireplace, tile surround, a beautiful mantle - perfect for after dinner gatherings or lounging with a great book. If outdoor entertaining is your style, you can do so with ease from your great room onto a beautiful deck with upgraded privacy glass and access to the backyard for further entertaining. Completing the main floor are TWO bedrooms, with one easily made to an office should that suit your needs, as well as a convenient 4-pc bathroom. The massive PRIVATE primary suite will feel like a retreat, with large walk-in closet, dual sinks, soaker tub, walk-in shower, lots of linen storage, and an abundance of windows for natural light. The lower floor has incredible opportunity for a home theatre area, games or craft room…;the ideas are endless, especially when there is a stunning wet bar, TWO additional bedrooms, convenient laundry facilities with shelving and countertops, and a newly renovated 4pc bathroom! Additional amenities include air conditioning, new roof July 2025, HEATED oversized double car garage, a low maintenance and fully fenced backyard, central vacuum, all on a corner lot. This home is the perfect setting for any size of family and the enjoyment opportunities are endless –

call for your private showing today!