



**GRASSROOTS**  
REALTY GROUP

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150 Springmere Drive  
Chestermere, Alberta

MLS # A2328592



**\$729,900**

|           |                                       |        |                   |
|-----------|---------------------------------------|--------|-------------------|
| Division: | Westmere                              |        |                   |
| Type:     | Residential/House                     |        |                   |
| Style:    | 2 Storey                              |        |                   |
| Size:     | 2,289 sq.ft.                          | Age:   | 2004 (22 yrs old) |
| Beds:     | 5                                     | Baths: | 3 full / 1 half   |
| Garage:   | Double Garage Attached, Driveway      |        |                   |
| Lot Size: | 0.12 Acre                             |        |                   |
| Lot Feat: | Back Lane, Back Yard, Rectangular Lot |        |                   |

|             |                                                                                                               |            |     |
|-------------|---------------------------------------------------------------------------------------------------------------|------------|-----|
| 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:   | Kitchen Island, No Animal Home, No Smoking Home, Pantry, Quartz Counters, Vaulted Ceiling(s), Wired for Sound |            |     |

**Inclusions:** Hot tub, Hardtop Gazebo, bonus room-TV mount

Welcome to this beautifully updated 2-storey home in the highly desirable community of Westmere, Chestermere. **ILLEGAL BASEMENT SUITE!! SEPARATE ENTRANCE!! 5 BEDROOMS!! 3.5 BATHS!! DOUBLE ATTACHED GARAGE!!** Offering nearly 2,288.6 sq. ft. of immaculate above-grade living space, this residence perfectly blends modern style with family functionality. The bright, open-concept main floor features a dedicated home office and a stunningly renovated kitchen complete with quartz countertops, a waterfall island, and premium stainless steel appliances. Upstairs boasts a massive bonus room and a luxurious primary suite, complemented by beautifully updated bathrooms on both levels. BASEMENT features an **ILLEGAL SUITE** with a separate entrance, offering 2 bedrooms, a kitchen, two additional bedrooms, and a full bathroom - perfect for extended family or added income potential. Complete with a double attached garage and a spacious rear deck in a fully fenced yard, this turnkey property is ideally located just minutes from schools, parks, shopping, and Chestermere Lake.