



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

212 ASPENMERE Close
Chestermere, Alberta

MLS # A2335519



\$765,000

Division:	Westmere		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,425 sq.ft.	Age:	2008 (18 yrs old)
Beds:	3	Baths:	2 full / 2 half
Garage:	220 Volt Wiring, Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		
Inclusions:	Garage Heater, Shed		

OPEN HOUSE: Sunday, October 4th, 2:00 - 4:00 PM! Offering 2,425 sq. ft. above grade, more than 3,000 sq. ft. of finished living space and a triple attached garage with 220V service, this Chestermere home delivers room to work, gather, unwind and grow. Inside, hardwood flooring carries through a bright and open main level. A spacious front flex room provides an ideal home office, while the kitchen forms the heart of the home with GRANITE counters, abundant cabinetry, STAINLESS STEEL appliances and a large island with seating. The walk-through pantry connects conveniently to the laundry and mudroom, and the adjoining dining area opens onto the upper deck. Large windows bring natural light into the living room, where a gas fireplace creates a comfortable focal point. A two-piece bathroom completes this level. Upstairs, three bedrooms are joined by an impressive vaulted bonus room with a ceiling fan and plenty of space for movie nights, hobbies or a second family room. The generous primary retreat includes a walk-in closet and five-piece ensuite with two sinks, a corner soaker tub and separate shower. Two additional bedrooms and a four-piece bathroom complete the upper floor. The developed basement adds a substantial family and games room with space for a pool table, media area and additional seating. Built-in cabinetry and a bar area make entertaining easy, while a two-piece bathroom adds convenience. A large unfinished storage room offers excellent organization now and straightforward potential for future finishing. Outdoor living extends across an upper deck with a gas line and a lower deck overlooking the fenced and landscaped yard. Mature trees and shrubs provide greenery, and the included 10' x 10' shed adds useful storage. Located near extensive walking routes and the Paradise Road off-leash area, the home also offers convenient

access to Chestermere's primary commercial and civic amenities, including Safeway, City Hall, the public library, restaurants, services and gas stations. With generous living areas across all three levels, flexible spaces inside and out, and the rare advantage of a oversized, heated, triple garage, this home offers the space and versatility to serve its next owners for years to come. Hot water tank replaced 2026!