GRASSROOTS REALTY GROUP

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164 ASPENMERE Close
Chestermere, Alberta

MLS # A2337731

$749,900

Division:	Westmere		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,402 sq.ft.	**Age:**	2009 (17 yrs old)
Beds:	4	**Baths:**	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Landscaped		

Heating:	Forced Air	**Water:**	-
Floors:	Carpet, Ceramic Tile, Hardwood	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Wood Frame	**Zoning:**	R-1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Built-in Features, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Pantry		

Inclusions: Shed at the back yard

Welcome to 164 Aspenmere Close, a fully finished family home steps from green space, playgrounds, and walking distance to the lake and Chestermere Station! The open-concept main level offers hardwood flooring, and a stone veneer gas fireplace in the family room. The sunny south-facing main floor office features custom built-in desk, cabinets, and millwork. In the kitchen, you’ll find granite countertops, a center island, stainless steel appliances (new dishwasher in 2020), a walk-through pantry from the mudroom, and a gas line option for a gas range. Step out to the rear deck featuring a Duradek cover, glass railings, a BBQ gas line, and a steps-down private patio in the large yard. Upstairs features a large south-facing bonus room with vaulted ceilings, upper-level laundry, two generous bedrooms, a 4-piece bath, and a primary retreat with a 5-piece ensuite and walk-in closet. The fully finished basement adds a 4th bedroom, full 4-piece bath, storage room, a second gas fireplace, and a spacious games/rec room with a kitchenette featuring wood cabinetry and granite counters. Complete with high-efficiency furnaces, 75-gallon hot water tank, reverse osmosis system. Truly move-in ready!

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