



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**111 Invermere Close
Chestermere, Alberta**

MLS # A2339080



\$599,900

Division:	Westmere		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,482 sq.ft.	Age:	2004 (22 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Cul-De-Sac, Front Yard,		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	-

Features: Breakfast Bar, Built-in Features, Central Vacuum, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Separate Entrance, Skylight(s), Storage, Sump Pump(s), Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Hood Fan, Garage Door Opener(s), Garage Cabinets

RARE FREEHOLD ATTACHED BUNGALOW | WALKOUT | BACKS ONTO GREENSPACE | 6,009 SQ. FT. LOT | ATTACHED DOUBLE GARAGE | OPTIONAL MAINTENANCE FEE Welcome to Invermere Close — a peaceful sanctuary in Chestermere where neighbours genuinely love where they live. There's something special about this little cul-de-sac, and you can feel it the moment you turn onto the street. Each of these homes shows pride of ownership and the friendly neighbours share a true feeling of community. It's the kind of street that makes you slow down, take a look around, and think, "Life is good here." This beautifully maintained villa by Shane Homes, is ideally situated, with a large backyard looking onto greenspace and an idyllic walking path just outside the garden gate. The home offers 2,400+ sq. ft. of open-concept layout, with 9' vaulted ceilings, skylights, and abundant natural light. The main floor features a spacious living room with a striking 9' window overlooking the greenspace, as well as a gas fireplace, maple cabinetry, granite countertops, main-floor laundry, and a generous primary retreat with double doors leading to a private balcony. The luxurious ensuite includes a jetted tub, separate shower, double vanity and large walk-in closet. An elegant, curved staircase leads to the walkout basement with a second bedroom, full bathroom with steam shower, spacious living area, large storage room and direct access to the patio and backyard. Enjoy the convenience of a double attached garage with built in shelving, cabinets included. The hot water tank was replaced in 2026 and shingles are from Oct 2015. Best of all, this is freehold ownership with an optional \$375/quarter maintenance program, offering lawn care and snow removal—without the restrictions of a condo board or HOA. A rare opportunity

to enjoy space, privacy and low-maintenance living in Chestermere!