



GRASSROOTS
REALTY GROUP

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161 Hawkmere Place
Chestermere, Alberta

MLS # A2340093



\$699,900

Division:	Westmere		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,475 sq.ft.	Age:	2008 (18 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Cul-De-Sac		

Heating: Central, Natural Gas

Floors: Carpet, Ceramic Tile, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Wood Frame

Foundation: Poured Concrete

Features: Kitchen Island, Pantry, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-1

Utilities: -

Inclusions: N/A

OPEN HOUSE Sunday Sep 27 from 12:00pm - 2:00pm. Welcome to 161 Hawkmere Place, a beautifully renovated home with nearly 3500sqft of living space, tucked away on a quiet cul-de-sac and offering a rare combination of a LARGE-SOUTH-FACING backyard, WALKOUT BASEMENT, a highly functional family layout. With four bedrooms upstairs, main floor bedroom/office and multiple living spaces, this home offers plenty of room for a growing family. The main floor welcomes you with a versatile room that can function as a home office, guest room or additional bedroom, along with a convenient bathroom and mudroom. A large open space near the front of the home provides the flexibility for a formal dining room, sitting area or second living room. At the rear, the home opens into a bright living and dining area overlooking the south backyard. The renovated kitchen features new cabinetry and quartz counters. The living room is anchored by a cozy fireplace, while the adjoining balcony provides an ideal spot to enjoy the sunny southern exposure and views over the large backyard. Upstairs you'll find FOUR bedrooms plus a spacious BONUS ROOM, giving the family another comfortable place to gather. The primary suite includes a private ensuite with both tub and separate shower. A second full bathroom serves the remaining bedrooms, complemented by a separate sink area just outside the bathroom for added convenience during busy mornings. Upper-floor laundry keeps everyday chores close to the bedrooms where they belong. The FULLY FINISHED WALKOUT BASEMENT adds substantial additional living space with a large L-shaped recreation area, a full bathroom and direct access to the backyard. Whether used as a games room, home theatre, gym or family space, there is plenty of flexibility to make it your own with your creativity. Outside, the

large SOUTH-FACING backyard provides excellent space for kids, entertaining or outdoor living. Located between Highway 16 and 17 Avenue, the home offers multiple convenient routes in and out of Chestermere while still enjoying the privacy and reduced traffic of a quiet cul-de-sac. Renovated, spacious and exceptionally functional, this house offers the indoor and outdoor space families are looking for.