



GRASSROOTS
REALTY GROUP

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**118 Invermere Drive
Chestermere, Alberta**

MLS # A2341593



\$659,900

Division:	Westmere		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,535 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Corner Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions:	None
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This upgraded corner-lot bungalow offers rich hardwood floors, durable tile in high-traffic areas, sleek granite surfaces throughout, and a modern kitchen equipped with stainless steel appliances, a gas stove, and a garburator. Exterior highlights include RV parking, a large rear deck, a storage shed, fruit trees (cherry, raspberries, rhubarb, and black currants), 220-volt wiring, a BBQ gas line, and a convenient dog run. Inside, comfort is enhanced with air conditioning, central vacuum, two cozy gas fireplaces, and dual hot water tanks. The main level features a versatile dining/flex room, an airy vaulted living room, and a generous primary suite with a steam shower, soaker tub, and walk-in closet. The second bedroom can function as the main laundry, offering added convenience and flexibility. The lower level includes a spacious rec room ideal for a theatre setup, two additional bedrooms, a full bathroom, a large storage area with built-in storage shelving, and a second laundry space. Located near two schools, walking paths, a pond, the golf course, and shopping—this home delivers comfort, convenience, and exceptional functionality.