



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**220 Springmere Place  
Chestermere, Alberta**

**MLS # A2343333**



**\$675,000**

|                  |                                                                          |               |                   |
|------------------|--------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Westmere                                                                 |               |                   |
| <b>Type:</b>     | Residential/House                                                        |               |                   |
| <b>Style:</b>    | 2 Storey                                                                 |               |                   |
| <b>Size:</b>     | 1,894 sq.ft.                                                             | <b>Age:</b>   | 2002 (24 yrs old) |
| <b>Beds:</b>     | 4                                                                        | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached, Oversized                                        |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                                                                |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Front Yard, Garden, |               |                   |

|                    |                                                                                                                                |                   |     |
|--------------------|--------------------------------------------------------------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas                                                                                                        | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Hardwood, Laminate                                                                                                     | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                                                                                | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                                                                                                                           | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Stone, Vinyl Siding, Wood Frame                                                                                                | <b>Zoning:</b>    | R-1 |
| <b>Foundation:</b> | Poured Concrete                                                                                                                | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Central Vacuum, Double Vanity, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Sump Pump(s), Walk-In Closet(s) |                   |     |

**Inclusions:** Alarm System, Two (2) Garage Controls, Built-In Shelving in Garage, Storage Shed, TV Mount in Basement, TV Mount in Living Room, Ecobee Thermostat, Doorbell Camera, Black Dining Table and Four Chairs, Two Grey Couches in Basement, Basement Bedroom Set (Bed Frame, End Tables, Dresser)

Tucked into a quiet cul-de-sac in Chestermere, this upgraded, fully finished walk-out home backs onto a green space and offers nearly 2,900 sq.ft. of living space across three levels. The cathedral entrance opens up to the main floor with 9' ceilings, a bright kitchen, walk-through pantry and breakfast nook, a living room with a gas fireplace, separate dining room, and main floor laundry. Upstairs are three bedrooms, including a spacious primary with a walk-in closet and 5-piece ensuite, along with the main 4-piece bathroom and linen storage. The fully finished walk-out basement adds even more flexibility with a large rec room, fourth bedroom, full bathroom and dedicated office. Step outside from the lower level into the fenced backyard and green space beyond or enjoy the view from the upper deck with a built-in gas line for your BBQ. The backyard also includes electrical for a future hot tub, while central A/C added in 2025 keeps the home comfortable through the summer. An oversized 22'x23' double attached garage adds valuable space for vehicles, bikes and storage. Chestermere Lake, beaches, parks, pathways, schools, recreation, shopping and restaurants are all close to home! With quick access to Calgary, it's a location that gives your family more space while keeping the city within easy reach. Book a showing with your favourite REALTOR® today!