



GRASSROOTS
REALTY GROUP

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**135 Hawkmere View
Chestermere, Alberta**

MLS # A2344214



\$859,900

Division:	Westmere		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,042 sq.ft.	Age:	2006 (20 yrs old)
Beds:	6	Baths:	4
Garage:	220 Volt Wiring, Double Garage Attached, Driveway, Heated Garage, Oversized		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Front Yard, Fruit Trees/Shrub(s), Lawn, Low Maintenance Landscaping		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Other, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Chandelier, Crown Molding, Double Vanity, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Stone Counters, Storage, Tankless Hot Water, Walk-In Closet(s)		
Inclusions:	Refrigerator in Basement, Peg Board in Garage, Garage Heater, Shed, Alarm Equipment (No Contract), Hot Tub, Dart Board, Paddle Boat		

Looking for a spacious house to call home? How does 4,300+ sq ft sound? This meticulously maintained, well-loved and air-conditioned 2 storey home in sought after Westmere offers 5 bedrooms and 4 full bathrooms. A covered front porch welcomes you home, while 9-ft ceilings on both the main floor and walkout basement add to the feeling of spaciousness. This home is ideal for larger and multigenerational households—or anyone who loves to entertain. The layout can handle a full house with ease. An inviting foyer sets the tone with an extra-wide staircase featuring open iron railing, inset lighting, chandelier and an open to above moment. Arched openings and curved walls add character. The front room is perfect for gathering and features a striking stone surround electric fireplace, a dry bar and custom wine storage with feature lighting. This flows into the well appointed kitchen, dining nook and main floor living room, where a cozy gas fireplace anchors the space. The dining nook accommodates a larger table for holiday dinners and get togethers, with direct access to the upper deck extending gatherings outside. The kitchen is ready for a crowd with granite counters, stainless steel appliances, island seating and an expanded walk-in pantry with extra counter space. Currently a large mudroom, the main-floor flex room can easily convert back to a bedroom, with a 3-pc bath and shower beside it making it an excellent option for multigenerational living. Upstairs you will find a king sized primary suite with dual closets and a 5-pc ensuite with a deep jetted corner tub, two separate tiered vanities, a linen closet, separate shower and private water closet. 3 additional great sized bedrooms, a 4-pc main bath, convenient laundry closet and a massive bonus room, with built-in bench storage and plenty of space for the media/theatre setup you’ve

always wanted complete this floor. The bright walkout basement features a dricore subfloor panel underlay throughout the finished areas. The sprawling rec room has space for games on one side (dartboard included!) and couches and conversation on the other, there's even a dedicated gym with rubber flooring and large mirrors. A 5th bedroom and 4-pc bath round out the level. You'll pass a tiled area ideal for towels and wet feet that leads to the covered hot tub, where a privacy screen creates a secluded spot to unwind. The large upper deck overlooks the yard with stairs directly to ground level. Green thumbs will appreciate garden beds with raspberry and strawberry plants, while a shed keeps lawn and garden gear out of the garage. The oversized HEATED double garage is equipped with 220V, a sink, workbenches and pegboard storage. A playground/green space are just around the corner. Schools, shopping, restaurants and year round fun at Chestermere Lake all await nearby. BONUS: A paddle boat is included with the purchase! Other updates include the roof (2021) and an on-demand tankless hot water system. This is a serious gem, come check it out!