



GRASSROOTS
REALTY GROUP

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241 Aspenmere Way
Chestermere, Alberta

MLS # A2344287



\$1,135,000

Division:	Westmere		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,285 sq.ft.	Age:	2019 (7 yrs old)
Beds:	6	Baths:	5
Garage:	Heated Garage, Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Corner Lot, Few Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Built-in Features, Chandelier, Double Vanity, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: N/A

Welcome to 241 Aspenmere Way, an exceptional luxury residence ideally positioned on a desirable corner lot in the prestigious lake community of Westmere, Chestermere. Offering an impressive blend of space, elegance, and functionality, this 6-bedroom home features multiple living areas, a dedicated main-floor office, fully developed basement with an illegal suite, private gym, beautifully landscaped grounds, and a heated triple garage. The bright open-concept main floor welcomes you with a spacious living area and a gourmet-inspired kitchen featuring abundant cabinetry, an oversized island, generous workspace, and a convenient adjoining servery. A private office, 3-piece bathroom, and spacious mudroom with direct garage access complete the main level. Upstairs, a generous family room provides an ideal space for movie nights and relaxation, while four spacious bedrooms offer exceptional comfort. The luxurious primary retreat features a generous walk-in closet and spa-inspired 5-piece ensuite with a Jacuzzi tub. A second bedroom includes its own private 4-piece ensuite, while the remaining bedrooms share a beautifully appointed 5-piece bathroom. Upper-floor laundry adds everyday convenience. The fully developed basement offers an additional bedroom with walk-in closet, 4-piece bathroom, dedicated gym room, utility space, and an illegal suite, providing excellent flexibility for extended family or guests. Outside, enjoy beautifully landscaped grounds enhanced by a full-house underground sprinkler system, full exterior Gemstone lighting, and extensive pot lighting throughout the interior and exterior. The in-ceiling speaker system extends throughout the home and into the backyard patio, creating an exceptional setting for entertaining, while the natural gas BBQ connection makes outdoor gatherings effortless. A major added convenience is the

absence of a sidewalk along the property, offering less winter snow removal and additional usable space. The prominent corner lot further enhances curb appeal and outdoor space, while the heated triple garage provides ample room for vehicles, storage, and recreational equipment. Ideally located close to schools, parks, shopping, everyday amenities, Chestermere Lake, pathways, and recreational attractions, this exceptional Westmere residence offers a refined lifestyle with thoughtful features throughout. Book your private showing today and experience the space, sophistication, and convenience of 241 Aspenmere Way.