



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**300 Aspenmere Way
Chestermere, Alberta**

MLS # A2345134

\$844,999



Division:	Westmere		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,568 sq.ft.	Age:	2017 (9 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Driveway, Front Drive, Oversized, Triple Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Landscaped, Many Trees, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Built-in Features, Ceiling Fan(s), Double Vanity, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Garage Door Openers x2, TV wall mount, Basement Fridge

OPEN HOUSE SATURDAY 1PM-3PM | HUGE PRICE IMPROVEMENT! Fresh start, fresh opportunity, and this one is ready when you are. Available for QUICK POSSESSION, this beautifully finished Westmere home offers 6 BEDROOMS, over 3300 SQFT of developed living space, a finished basement, and an OVERSIZED TRIPLE ATTACHED GARAGE, with room for every stage of family life. Step inside to a bright main floor where durable LVP flooring carries through an open layout designed for everyday living. A MAIN FLOOR BEDROOM/OFFICE sits beside a 2-piece bath, ideal for guests, multi-generational living, or working from home. At the heart of it all, the kitchen brings warmth and character with TWO-TONED cabinetry, a rich wood island with built-in wine storage, GRANITE COUNTERS, UNDER CABINET LIGHTING, a walk-in pantry, and stainless steel appliances including a NEWER FRIDGE & MICROWAVE. The dining area opens directly onto the deck for easy summer meals, while the living room gathers everyone around a cozy GAS FIREPLACE. Upstairs, the OPEN RISER STAIRCASE leads to a VAULTED BONUS ROOM made for movie nights, playtime, or a comfortable second living space. The primary retreat features a vaulted ceiling, WALK-IN CLOSET, and spacious 5-PIECE ENSUITE with dual vanities, generous storage, a corner soaker tub, and walk-in shower with bench. Two additional bedrooms, a 4-piece bath, and UPPER LEVEL LAUNDRY complete this thoughtfully designed floor. Downstairs, the fully finished basement, completed in 2023, is ready for entertaining. A CUSTOM WET BAR/KITCHENETTE with a FULL WINE DISPLAY WALL, stone backsplash, and full-size fridge anchors the rec room, while two more bedrooms and a 3-piece bath create plenty of flexibility for teens, guests, or extended family. Outside, enjoy a landscaped

and fenced yard plus a deck with POWER AWNING W/ WIND SENSOR for effortless shade. PERMANENT EXTERIOR LIGHTING adds year-round curb appeal. The OVERSIZED TRIPLE GARAGE has room for a truck, storage, bikes, and toys, plus a 220 VOLT PLUG for your workshop or future EV. CENTRAL AIR CONDITIONING and HUNTER DOUGLAS BLINDS add even more comfort. Set in Westmere, you are close to Chestermere Lake, pathways, schools, shopping, restaurants, and everyday amenities, with an easy commute into Calgary. The home is MOVE-IN READY and QUICK POSSESSION is available. Come see how easily life could fall into place at 300 Aspenmere Way! *Some photos have been virtually staged*