



GRASSROOTS
REALTY GROUP

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**129 Aspenmere Drive
Chestermere, Alberta**

MLS # A2345832



\$924,900

Division:	Westmere		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,741 sq.ft.	Age:	2012 (14 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Few Trees, Front Yard, Landscaped, Rectangular Lot, Street Light		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Stucco	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-

Features: Double Vanity, French Door, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Quartz Counters, Separate Entrance, Skylight(s), Storage, Tankless Hot Water, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: TV in basement bedroom including mount, TV with mount in basement living room (as is - some pixels are fading) plus all electronics (CD Changer and DVD Blue Ray player), Smart TV & TV Mount plus all electronics including speakers in Bonus Room plus Denon Sound System to control the music, 2 mounted upper garage cabinets

This former show home is masterfully engineered and loaded with premium features throughout. Step out into your private sanctuary directly from the fully finished walk-out basement of this breathtaking executive residence. Offered completely turn-key with all high-end finishings including over 3700 sq.ft of living space. You are greeted by a grand entrance featuring a sweeping open bannister staircase. The main floor boasts soaring vaulted ceilings that span an expansive open-style dining room, magnificent great room, and a gourmet chef's kitchen equipped with granite countertops, a large centre island, a big farmhouse sink, under-mounted cabinet lighting, a 5-burner gas cooktop, built-in wall oven, and microwave (with rough-ins for both a garburator and central vacuum). Work effortlessly from home in the private French-door office framed by oversized windows offering scenic yard views. Tucked quietly at the rear of the upper level, the primary suite serves as a true retreat with generous space and a spa-inspired ensuite featuring twin sinks, a deep soaking tub, a custom tiled shower and a massive L shaped walk in closet. The upper level offers two additional spacious bedrooms, a full 4-piece bathroom, an expansive bonus room perfect for media or family gatherings, and a conveniently enclosed upper laundry space with loads of folding space. The bright walk-out lower level features cozy in-floor heating, two extra bedrooms, a full bathroom, and a large entertaining room ready for hosting. Exceptional comfort and convenience are guaranteed year-round with whole-home Hunter Douglas blinds, an integrated multi-room audio system, hot water on demand, an underground sprinkler system, and an oversized double car garage complete with in-floor heating. Simply unpack your bags and begin living the luxury lifestyle immediately.

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