



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**123 Hawkmere View
Chestermere, Alberta**

MLS # A2346038



\$790,000

Division:	Westmere		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,575 sq.ft.	Age:	2007 (19 yrs old)
Beds:	7	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaping		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bidet, Ceiling Fan(s), Kitchen Island, No Smoking Home, Pantry, Quartz Counters, Separate Entrance, Soaking Tub, Vinyl Windows		

Inclusions: N/A

First time on the market! Proudly offered by the original owners, this wonderful 7-bedroom family home delivers the space, comfort, and thoughtful layout families are searching for. Unlike typical cookie-cutter floor plans, this home offers its own unique character and charm. Nestled in the highly desirable community of Westmere on a quiet close, you're just steps from Chestermere Lake, schools, walking and biking paths, parks, playgrounds, and local shops. With over 3,700 sq. ft. of total developed living space, this home is ready for its next family to enjoy. The main level provides multiple gathering spaces, including a warm and inviting great room with a gas fireplace, as well as formal living and dining areas ideal for hosting family and friends. The layout is thoughtfully designed for both everyday comfort and effortless entertaining. At the heart of the home is the beautifully refreshed kitchen, complete with under-cabinet lighting and a kitchen sink garburator. It features 4 year old white quartz countertops, classic oak cabinetry, a large island with seating, stainless steel appliances including a convection stove, and a walk-in pantry. The dining nook opens directly onto the spacious 17' x 9'10" balcony—perfect for summer BBQs. The main floor also includes a convenient office/bedroom, a 2-piece bathroom, and a dedicated laundry room. Upstairs, you'll find four generously sized bedrooms, including a spacious primary retreat with a 5-piece ensuite and two walk-in closets. A large bonus room above the garage offers an additional family hangout space. A 4 piece bathroom serves the remaining bedrooms, each with excellent closet space—an ideal layout for a growing family. The fully developed walkout basement stands apart from standard builds, featuring premium underfloor insulation that keeps the recreation room warm and

comfortable all winter long. This level adds nearly 1,200 sq. ft. of additional living space, including a large recreation room, two oversized bedrooms perfect for extended family or guests, a 4 piece bathroom, and a cold storage room. The property is equipped with dual furnaces and two new humidifiers, ensuring enhanced temperature control and improved energy efficiency throughout the home. Notable upgrades include a 4-year-old roof, a 1-year-old hot water tank, smartphone–operated temperature control, and 4-year-old main floor flooring. Enjoy a fully manicured exterior with zero hassle thanks to a fully integrated, smartphone controlled underground irrigation system covering both the front and back yards. The home also features a central vacuum system for added convenience. Completing the property is a double attached garage with a gas line already in place for a future heater, along with a beautifully maintained and fully landscaped backyard—an exceptional find at this price point. Lovingly kept by its original owners, this exceptional home truly checks every box for a growing family seeking their forever home. Ideally situated within wa