



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**196 Stonemere Close
Chestermere, Alberta**

MLS # A2347164

\$1,699,000

Division:	Westmere		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,237 sq.ft.	Age:	2017 (9 yrs old)
Beds:	6	Baths:	4 full / 1 half
Garage:	Triple Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Backs on to Park/Green Space, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Composite Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Smoking Home, Pantry, Vinyl Windows		

Inclusions: The gas Stove, refrigerator, and dishwasher in the 2nd kitchen. The TV mounts in the living room and the bedroom in the basement.

Unbelievable Curb Appeal & Exceptional Pride of Ownership! Immaculately maintained and beautifully presented, this custom-built home feels like new! Located in the prestigious Westmere community of Chestermere, it offers a dream location with 180-degree unobstructed lake views and a tranquil, protected green space and pathway, all enjoyed from three levels of the home. Situated on an impressive 9,055 sq. ft. lot, it features approximately 4,561 sq. ft. of total developed living space, Hardie board siding, and professionally designed landscaping at approximately \$60,000. Thoughtfully designed with 10-foot ceilings and 8'6" doors on the main floor, plus 9-foot ceilings on the upper and lower levels, this spacious home offers 6 bedrooms, 4.5 bathrooms, two kitchens including a separate spice kitchen, and in-floor heating in the walkout basement. The main floor welcomes you with a spacious foyer and breathtaking lake views, flowing into an inviting open-concept living space. The gourmet kitchen features KitchenAid appliances, ceiling-height cabinetry with soft-close doors, quartz countertops, a huge island, gas cooktop, built-in oven and microwave, and engineered hardwood flooring throughout. The formal dining room connects to a convenient coffee bar with a wine fridge and a generously sized pantry. Expansive floor-to-ceiling windows illuminate the southeast-facing living room, complete with built-in shelving and an upgraded fireplace. Step through the patio doors onto the spacious deck and enjoy spectacular, unobstructed lake views. The bright dining area also features oversized windows. A spacious main-floor bedroom with a walk-in closet overlooking the lake offers excellent flexibility for guests or extended family. It includes a 3-piece ensuite with a tiled shower surround and quartz countertop. A good size walk-in closet with ample room for winter coats, boots. The

second spice kitchen is equipped with a large refrigerator and gas stove. Upstairs, a vaulted ceiling enhances the bright and spacious bonus room. The impressive primary retreat features a dry bar, an oversized window, and a private balcony overlooking the beautiful lake. The luxurious ensuite offers heated tile flooring, a tiled shower, a separate bathtub, and quartz countertops. Two additional well-sized bedrooms and a 4-piece bathroom complete the upper level. The fully developed walkout basement featuring in-floor heating and a radon mitigation system. It is complemented a huge family room, two additional bedrooms, and an upgraded 3-piece bathroom with a quartz countertop and steam shower. The mechanical room reflects the home's overall pride of ownership. The professionally landscaped backyard is a true highlight, featuring a concrete patio and stunning two-tiered retaining wall gardens. Concrete side steps provide convenient access to the nearby off-leash dog park, and pathways. Enjoy convenient access to 16 Avenue, 17 Avenue, with downtown Calgary 30-minute drive away.