



GRASSROOTS
REALTY GROUP

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245 Springmere Way
Chestermere, Alberta

MLS # A2347225



\$674,900

Division:	Westmere		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,607 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Bookcases, Ceiling Fan(s), Double Vanity, No Smoking Home, Wired for Sound		

Inclusions: n/a

Welcome to this spacious and beautifully maintained family home in the sought-after community of Westmere, offering over 3,600 sq. ft. of developed living space on a large, fully fenced lot. Ideally located near schools, parks, pathways and Chestermere Lake, this home combines an exceptional family-friendly layout with plenty of room to live, work and entertain. The bright main floor features 9' ceilings, hardwood flooring and multiple living spaces, including a dining area, generous family room with gas fireplace, and a versatile front flex room ideal for a home office, playroom or study. At the heart of the home is a well-appointed kitchen with stone countertops, stainless steel appliances, walk-through pantry, central island and adjoining breakfast nook overlooking the backyard. A convenient mudroom and main-floor laundry complete the level. Upstairs, you'll find three generously sized bedrooms plus a spacious primary retreat featuring a walk-in closet and private ensuite with dual sinks, separate shower and relaxing soaker tub. An additional bonus room provides even more flexibility for a family lounge, home office or kids' space. The fully finished basement adds another level of living and entertainment space, complete with an additional bedroom, full bathroom, large recreation area, dedicated theatre space with projector setup and a built-in climbing wall that makes this level especially fun for families. Outside, enjoy a fully fenced backyard with a large deck, gazebo and storage shed, plus RV parking and convenient back-lane access. An attached double garage and extended driveway provide ample parking. With its generous square footage, flexible floor plan, developed basement and excellent Westmere location, this is a home designed to grow with your family.

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