



GRASSROOTS
REALTY GROUP

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**172 Oakmere Way
Chestermere, Alberta**

MLS # A2348093



\$699,900

Division:	Westmere		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,016 sq.ft.	Age:	2003 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Common, Double Garage Attached, Driveway, Garage Door Opener, Garage		
Lot Size:	0.22 Acre		
Lot Feat:	Back Yard, Corner Lot, Gazebo, Landscaped, Level, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Sheds, gazebo

Welcome to this beautifully maintained, fully finished 2-storey family home offering over 2,500 sq. ft. of developed living space, 4 bedrooms, 3.5 bathrooms, and an incredible backyard retreat in one of Chestermere's most desirable locations. From the moment you arrive, you'll appreciate the exceptional curb appeal, oversized double attached garage, and pride of ownership throughout. The bright and inviting main floor features an open-concept layout with a stunning upgraded kitchen complete with quartz countertops, large island, stainless steel appliances, ample cabinetry, pantry, and spacious dining area perfect for entertaining. The cozy living room with gas fireplace creates the ideal gathering space for family and friends. Upstairs you'll find a generous bonus room, spacious primary retreat with walk-in closet and private ensuite, plus two additional bedrooms and a full bathroom. The fully developed basement adds incredible versatility with a fourth bedroom, full bathroom, recreation room, gym area, and plenty of storage. Step outside and discover your own private oasis. The expansive deck, screened gazebo, mature landscaping, fire-pit area, and large yard create the perfect setting for summer BBQs, family gatherings, and relaxing evenings under the stars. Located on a quiet street and just minutes from Chestermere Lake, schools, parks, playgrounds, pathways, recreation facilities, shopping, restaurants, and all amenities, this home offers the perfect balance of small-town charm and city convenience. Chestermere residents enjoy year-round lake activities including boating, paddle boarding, swimming, fishing, skating, and walking trails, while remaining only minutes from Calgary and East Hills Shopping Centre. Chestermere also offers numerous parks, beaches, pathways, recreation facilities, and family-friendly community events throughout the

year. This is the complete package—a move-in-ready family home with space to grow, exceptional outdoor living, and an unbeatable lifestyle. Don't miss your opportunity to call 172 Chestermere Way, home.