



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**264 Willowmere Close
Chestermere, Alberta**

MLS # A2348950



\$719,000

Division:	Westmere		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,262 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:	Level, Low Maintenance Landscape, Rectangular Lot, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Animal Home, No Smoking Home, Quartz Counters, Vinyl Windows		

Inclusions: Storage Shed

This former Landmark show home is a well-maintained two-story property with featured walls and an open-concept layout. The house is a four-minute walk to Prairie Water Elementary School and St. Gabriel the Arch Angel High School, with Lake Chestermere and shopping malls nearby. The main floor includes a den or office, a cozy living room with a fireplace, a newly renovated kitchen with quartz countertops, a bright dining room, a half bath, and laundry. A custom staircase leads to the upper floor, which offers a spacious bonus room, a master bedroom with en-suite and walk-in closet, two additional bedrooms, and a full bath. All countertops have been recently upgraded to quartz. As a former show home, each bedroom and the bonus room feature accent walls. The fully finished basement expands your living space with a generous family room, an extra bedroom, a full bath, and ample storage. Outdoor amenities include a composite deck, a concrete patio, concrete pads, and air conditioning for summer comfort. Fenced. Well kept & move in ready!