



GRASSROOTS
REALTY GROUP

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**209 Oakmere Close
Chestermere, Alberta**

MLS # A2350027



\$610,000

Division:	Westmere		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,501 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Dog Run Fenced In, Few Trees, Front Yard, Landscaped, Low Ma		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, See Remarks, Vinyl Windows		

Inclusions: Shed

Welcome to 209 Oakmere Close, a beautifully updated home that blends modern comfort with exceptional functionality in one of Chestermere's most desirable neighbourhoods. The main floor has been extensively renovated and features soaring ten foot ceilings, fresh paint, gourmet kitchen and durable tile flooring throughout. A bright front flex room offers the perfect space for a home office or formal living area, while the inviting family room includes a corner fireplace and east facing windows that fill the home with natural light. High end window coverings with remotes throughout. This thoughtful layout includes two spacious primary bedrooms, each offering comfort and privacy, along with an additional bedroom on the lower level. With a total of three and a half bathrooms, convenience is built into every level of the home. Main floor laundry adds to the ease of daily living. The partially developed basement provides a massive recreation room, a dry bar, and an abundance of storage space, making it ideal for family living or entertaining. The home is equipped with air conditioning for warm summer days and a fully dry walled and heated garage for year round comfort. Step outside to a east facing yard designed for both relaxation and practicality. Enjoy a new composite deck with a cedar privacy wall, a dog run, a new shed, concrete sidewalks, and a widened driveway that offers additional parking. Recent exterior upgrades include a new roof, new gutters, new fascia, a new garage door, and a professionally installed Gouly full time outdoor lighting system that enhances curb appeal in every season. This is a truly move in ready property that has been cared for with pride and upgraded with intention. A fantastic opportunity in a family friendly location close to schools, parks, pathways, and all the amenities Chestermere has to offer. This turn key property will not last!!!! Priced to

Sell!