

117 Springmere Grove  
Chestermere, Alberta

MLS # A2170640



## \$525,000

<b>Division:</b>	Westmere		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Side by Side		
<b>Size:</b>	1,785 sq.ft.	<b>Age:</b>	2007 (17 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Corner Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 349
<b>Basement:</b>	Full, Unfinished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s)		

**Inclusions:** None

3 BEDROOMS | 2 1/2 BATHROOMS | 1,785 SQFT | DOUBLE ATTACHED GARAGE | 2-STOREY | CORNER PROPERTY | Welcome to this well kept home in the beautiful community of Westmere Gardens. This corner property has no neighbours to the east and opens onto a lovely community park with gazebo. As you enter the home you are welcomed into a spacious foyer with vaulted ceiling. A few steps away, the bright open concept living area with south facing windows provides an area to entertain. Enjoy the large living area with hardwood floors and room for plenty of seating. The kitchen features an abundance of cabinet and counter space as well as a convenient pantry and breakfast bar. The attached dining room opens onto a spacious south facing deck to enjoy summer nights with no neighbours directly behind. Upstairs features a large master retreat with a 4-piece ensuite bathroom as well as two additional large bedrooms with large windows and closets as well as a 4-piece bathroom. This home also includes a main floor laundry room, double attached garage and central vac. The basement is ready for future development and offers the opportunity to make it your own. Enjoy the convenience of having all your outdoor maintenance done for you with your lawn mowed and snow cleared. The walking paths and picturesque ponds around the community provide an area to enjoy just steps away from your home. This home is also close to parks, playgrounds, shopping and restaurants, and a short drive away from Lakeside Golf Club, the Community Centre and Chestermere Lake! Book your showing today and don't miss out!