



THE
A-TEAM

**RE/MAX
FIRST**

307 STONEMERE Bay, Chestermere T1X 0C5

MLS®#: **A2118030**

Area: **Westmere**

Listing Date: **03/27/24**

List Price: **\$1,520,000**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **2020**

Lot Information

Lot Sz Ar: **12,598 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **3,566**

Low Sqft:

Ttl Sqft: **3,566**

DOM

53

Layout

Beds: **6 (4 2)**

Baths: **5.0 (5 0)**

Style: **2 Storey**

Parking

Ttl Park: **8**

Garage Sz: **3**

Access:

Lot Feat: **Back Yard,Landscaped,Level,Pie Shaped Lot**
Park Feat: **Heated Garage,Oversized,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

Construction: **Stone,Stucco,Wood Frame**
Flooring: **Carpet,Hardwood,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Gas Cooktop,Gas Range,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer,Wine Refrigerator**
Int Feat: **Built-in Features,Ceiling Fan(s),Chandelier,Crown Molding,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Tray Ceiling(s),Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
Mud Room	Main	9`4" x 8`9"
Living Room	Main	12`5" x 17`5"
Family Room	Main	15`8" x 16`2"
Kitchen	Main	14`1" x 18`5"
Spice Kitchen	Main	5`6" x 10`11"
Bonus Room	Upper	14`6" x 16`1"

Room	Level	Dimensions
Office	Main	11`11" x 11`10"
Dining Room	Main	10`3" x 13`10"
Nook	Main	10`3" x 15`10"
Pantry	Main	8`4" x 5`2"
3pc Bathroom	Main	5`0" x 5`6"
Bedroom - Primary	Upper	14`1" x 16`0"

5pc Ensuite bath	Upper	10`10" x 9`10"	Laundry	Upper	6`6" x 8`4"
Bedroom	Upper	9`11" x 11`8"	Bedroom	Upper	14`11" x 11`6"
5pc Bathroom	Upper	11`8" x 5`4"	Bedroom	Upper	12`11" x 14`8"
4pc Ensuite bath	Upper	5`0" x 9`7"	Game Room	Basement	38`7" x 15`0"
Exercise Room	Basement	9`10" x 14`5"	Bedroom	Basement	13`5" x 12`1"
Bedroom	Basement	10`7" x 14`1"	4pc Bathroom	Basement	7`3" x 8`9"
Storage	Basement	5`7" x 7`6"			

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	R-1
Legal Desc:	1511285

Remarks

Pub Rmks:	<p>LOCATED on a MASSIVE LOT (JUST UNDER 12,600 SQ FT)! 2 MASTERS! BEDROOM AND FULL BATH ON MAIN! SPICE KITCHEN! OVERSIZED & HEATED GARAGE with EPOXY FINISH! 2 A/C(s)! FULLY FINISHED WALK-UP BASEMENT! WATER SOFTENER! Fantastic CUSTOM BUILT 6 Bedroom and 5 Full Bath home with over 5100 SQ FT of Luxurious Living Space (over 3500 SQ FT Above Grade). Open To Above Foyer leads to a Gorgeous Open Concept home. Main floor features an Open to Above living room, dining room with Feature Wall, large family room with gas fireplace, nook that leads to the large deck and the GOURMET KITCHEN with Quartz counters and top of the line appliances, walk-in pantry, SPICE KITCHEN/BUTLER PANTRY. A HIGHLIGHT OF THE MAIN FLOOR IS THE OFFICE (THAT CAN BE USED AS A BEDROOM) AND FULL BATH; this is ideal for families with elderly individuals. On the upper floor you will find a bonus room with BUILT-INS AND TRAY CEILING(S), FULL bath and 4 spacious bedrooms. Of the 4 bedrooms, 2 are MASTERS WITH THEIR OWN ENSUITES! The Grand Master boasts TRAY CEILING(S), A STUNNING 5 PC ENSUITE AND A W.I.C! The second master has its own 4 PC ensuite! The laundry feature is conveniently located on the upper level. The WALK-UP BASEMENT is fully finished with a HUGE rec room that has its own WET BAR, gym/exercise room, 2 bedrooms and a 4 piece bath. This beautiful home is located on a HUGE LOT close to playgrounds, schools, shopping and has easy access to 16th Ave NE. STUNNING HOME! GREAT LOCATION!</p>
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Inclusions:	N/A
Property Listed By:	Real Broker

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













