



THE
A-TEAM

**RE/MAX
FIRST**

152 STONEMERE Point, Chestermere T1X 1V8

MLS® #: **A2120717**

Area: **Westmere**

Listing Date: **04/05/24**

List Price: **\$855,000**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **2007**
Lot Information
Lot Sz Ar: **8,073 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,374**
Low Sqft:
Ttl Sqft: **2,374**

DOM

44
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **10**
Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard,City Lot,Cul-De-Sac,Few Trees,Lawn,Interior Lot,Irregular Lot,Landscaped,Level,Street Lighting,Pie Shaped Lot
Carport,Concrete Driveway,Covered,Drive Through,Front Drive,Garage Door Opener,Garage Faces Front,Insulated,Oversized,Quad or More Attached,Side By Side,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,High Efficiency,ENERGY STAR Qualified Equipment,Forced Air,Humidity Control,Natural Gas**

Sewer:
Ext Feat: **Fire Pit,Private Yard,Storage**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Humidifier,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Bar,Bookcases,Ceiling Fan(s),Closet Organizers,Double Vanity,French Door,Granite Counters,High Ceilings,Jetted Tub,Kitchen Island,No Smoking Home,Open Floorplan,Pantry,Primary Downstairs,Quartz Counters,Recessed Lighting,Soaking Tub,Storage,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Office	Main	10`0" x 9`6"
2pc Bathroom	Main	7`10" x 3`0"
Kitchen	Main	17`0" x 15`0"
Nook	Main	9`0" x 6`7"
Bedroom	Second	12`8" x 11`6"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Dining Room	Main	11`0" x 10`6"
Living Room	Main	15`0" x 14`0"
Pantry	Main	13`0" x 9`0"
Bedroom - Primary	Second	18`0" x 15`0"
Bedroom	Second	12`7" x 11`6"

4pc Bathroom
Walk-In Closet
Other
Bedroom - Primary
Furnace/Utility Room

Second
Second
Basement
Basement
Basement

9`6" x 5`0"
8`6" x 8`0"
7`10" x 6`5"
16`0" x 16`0"
9`6" x 4`10"

5pc Ensuite bath
Laundry
Family Room
3pc Ensuite bath
Storage

Second
Second
Basement
Basement
Second

15`6" x 9`8"
5`0" x 4`0"
30`0" x 14`5"
10`2" x 8`8"
37`6" x 12`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0411295

Zoning:
R-1

Remarks

Pub Rmks:

Come enjoy Estate living right beside the water in this cul-de-sac location, Perfect for raising your family. Seller is willing to Paint the entire main floor or discount the price by \$5000. You pick the color and it'll be ready before you move in. This custom built home's biggest feature is a commercial grade 4-6 car garage and a drive thru car port that can accommodate up to 4 more vehicles, not to mention the 4 more on the front driveway for a total of 14. It features 10' ceilings and 8' garage doors inside the 20'x38' garage that offers custom floors, side mount garage door opener and is completely insulated. The second biggest feature is the unique space above the garage for future development. All you have to do is raise the roof 5 Feet and you'll gain 950 sqft of usable space to finish. The main floor of the home offers a private dining room with french doors, great room concept with kitchen, breakfast nook and living room all open to one another. You'll be sure to enjoy a generous pantry on the way to your kitchen from the dream garage. The kitchen is open and spacious that features stainless steel appliances, black onyx granite counters with maple cabinetry throughout. There is a patio door beside the breakfast nook that leads to the spacious rear yard. The living room is continued with maple hardwood floors throughout the main floor and features rundle rock fireplace that is book ended with custom shelves. Upstairs you'll find the master retreat that features views of the lake, a vaulted ceiling, 5 piece ensuite with jetted spa bath, his and her sinks, and a spacious walk in closet. The laundry is beside the master bedroom. The second and third bedrooms are toward the rear of the residence along with the main bath. In the lower level you'll enjoy a massive family/media/games room, wet bar with waterfall and fireplace all in one. The second master retreat is very spacious and offers a 3-piece ensuite. The mechanical room is all high efficiency. (Water Tank is brand new). The rear yard is fully landscaped with 20-foot mature trees that offer exceptional privacy. The rear yard features 2 spacious west facing decks. A lovely matching stucco shed completes the property. Come View it Today.

Inclusions:
Property Listed By:

shed
RE/MAX Realty Professionals

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









