



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**163 STONEMERE PLACE , Chestermere T1X 1N2**

MLS®#: **A2135915**

Area: **Westmere**

Listing Date: **05/28/24**

List Price: **\$419,999**

Status: **Active**

County: **Chestermere**

Change: **-\$30k, 08-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Row/Townhouse**  
City/Town: **Chestermere**  
Year Built: **2003**

Finished Floor Area  
Abv Sqft: **1,162**  
Low Sqft:  
Ttl Sqft: **1,162**

DOM

**111**  
Layout  
Beds: **4 (3 1 )**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Lot Information

Lot Sz Ar:  
Lot Shape:

Parking

Ttl Park: **2**  
Garage Sz: **1**

Access:

Lot Feat: **Corner Lot,Lake,See Remarks**  
Park Feat: **Concrete Driveway,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **BBQ gas line,Playground**

Construction: **Concrete,Vinyl Siding,Wood Frame**  
Flooring: **Carpet**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Cooktop,Electric Oven,Refrigerator,Washer/Dryer**  
Int Feat: **See Remarks**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Kitchen</b>	<b>Main</b>	<b>13`8" x 12`9"</b>	<b>Living Room</b>	<b>Main</b>	<b>18`11" x 11`11"</b>
<b>Dining Room</b>	<b>Main</b>	<b>8`9" x 7`7"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>4`11" x 5`1"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>11`0" x 15`7"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>4`11" x 9`2"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>9`3" x 11`5"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>9`5" x 13`5"</b>

**Bedroom**  
**Family Room**

**Basement**  
**Basement**

**13`3" x 8`1"**  
**4`6" x 15`10"**

**3pc Bathroom**

**Basement**

**4`10" x 8`1"**

Legal/Tax/Financial

Condo Fee:  
**\$451**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R-3**

Legal Desc: **0310211**

Remarks

Pub Rmks: **First time home buyers and investors alert! Welcome to this fully developed townhouse with total of 4 bedrooms and 2.5 baths. Great location in great complex. Located close to two schools but still away from the traffic and in a secure complex. This is a corner unit with front garage and fully finished basement. The spacious living room has sliding doors that open onto the private back yard. There are three bedrooms upstairs. Master bedroom has a large in-built closet. The basement is fully developed with a living area, another bedroom and four piece bath. There is plenty of storage downstairs. The laundry is located in the lower level. This property comes with a single attached front garage and a drive way. you can park two cars on the property. There are several visitor stalls close by. There is park/playground nearby to enjoy and a beautiful golf course by the Chestermere lake. Don't miss out on this amazing property.**

Inclusions:  
Property Listed By: **N/A**  
**PREP Realty**

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