



THE
A-TEAM

**RE/MAX
FIRST**

213 HAWKMERE Close, Chestermere T1X 0C1

MLS®#: **A2140055** Area: **Westmere** Listing Date: **06/10/24** List Price: **\$879,900**
 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: **5,512 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **3,046**
 Low Sqft:
 Ttl Sqft: **3,046**

DOM

18
Layout
 Beds: **7 (5 2)**
 Baths: **4.0 (4 0)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Low Maintenance Landscape,Interior Lot,Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Vinyl Siding,Wood Frame**
 Heating: **Forced Air** Flooring: **Carpet,Hardwood,Laminate,Tile**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Range Hood,Refrigerator,Washer**
 Int Feat: **Kitchen Island,No Smoking Home,Open Floorplan,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	14`11" x 14`9"	Dining Room	Main	14`11" x 9`5"
Family Room	Main	19`0" x 13`10"	Breakfast Nook	Main	15`0" x 9`11"
Kitchen	Main	15`0" x 13`10"	Bedroom	Main	12`6" x 10`11"
4pc Bathroom	Main	8`2" x 4`11"	Laundry	Main	6`9" x 5`6"
Loft	Upper	18`10" x 25`8"	Bedroom	Upper	15`4" x 9`8"
Bedroom	Upper	14`10" x 9`11"	4pc Bathroom	Upper	7`11" x 5`1"
Bedroom - Primary	Upper	19`9" x 13`7"	5pc Ensuite bath	Upper	9`1" x 11`10"

Bedroom	Upper	10`7" x 11`8"	Game Room	Basement	32`9" x 23`8"
Kitchen	Basement	9`0" x 11`4"	4pc Bathroom	Basement	8`7" x 4`10"
Bedroom	Basement	12`0" x 9`11"	Bedroom	Basement	11`2" x 10`5"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-1**
 Legal Desc: **0514241**

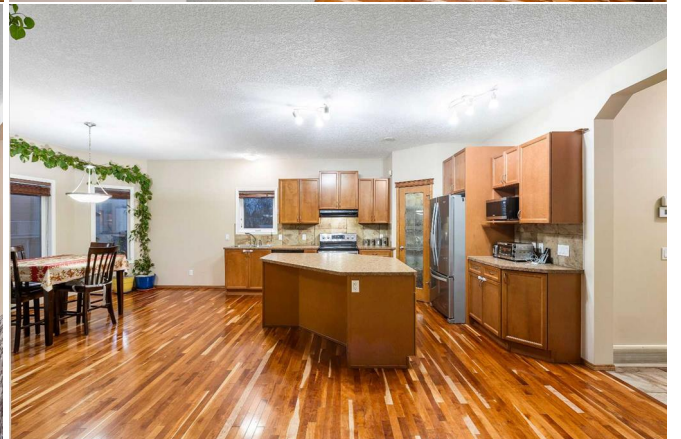
Remarks

Pub Rmks: **Looking to move to Chestermere? This might be the perfect home for you - OVER 4400 SQ FT OF LIVING SPACE - WALKOUT BASEMENT W NEW ILLEGAL SUITE THAT MAKES FOR AN AMAZING MORTGAGE HELPER - BEDROOM & FULL BATH ON MAIN LEVEL - 7 BEDS - 4 FULL BATHS - DECK ON MAIN & PATIO ON LOWER LEVEL - SEPARATE LAUNDRIES - AMPLE STORAGE - SUPER EASY ACCESS TO CHESTERMERE STATION WAY! Simple and functional floorplan throughout! Main floor offers living and family room, dining and additional breakfast nook, kitchen, BEDROOM AND FULL BATH. Laundry is on the main level as well. Upper level features 4 bedrooms, 2 FULL baths (ensuite included) and a large loft/bonus room. Of the 4 bedrooms, 1 is the master that comes with a 5 PC ensuite and W.I.C! Most importantly, the WALKOUT BASEMENT BOASTS A NEW ILLEGAL SUITE WITH 2 BEDROOMS, FULL BATH, REC/LIVING ROOM & A KITCHEN - MAKES FOR A GREAT MORTGAGE HELPER! This home is perfect for families looking to upsize or move to Chestermere & it also makes for an amazing investment property! AWESOME LOCATION! GREAT VALUE!**

Inclusions: **Electric Range, Range Hood, Refrigerator, Washer, Dryer**
 Property Listed By: **Real Broker**

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













213 Hawkmere Close, Chestermere, AB

Main Floor Exterior Area 1420 sq ft
Interior Area 1431 sq ft
Excluded Area 449.30 sq ft



0 4 8 16

PREPARED: 2024/03/20



White regions are excluded from total floor area in CLSCE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

213 Hawkmere Close, Chestermere, AB

2nd Floor Exterior Area 1517 sq ft
Interior Area 1420 sq ft
Excluded Area 64.02 sq ft



0 4 8 16

PREPARED: 2024/03/20



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213 Hawkmere Close, Chestermere, AB

Basement (Below Grade) Exterior Area 1432.55 sq ft
Interior Area 1555.04 sq ft



PREPARED: 2024/04/30



Walls, openings are included from this floor area in G.U.I.E.E. floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.