



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**204 SPRINGMERE Road, Chestermere T1X 1R3**

MLS®#: **A2140460**

Area: **Westmere**

Listing Date: **06/11/24**

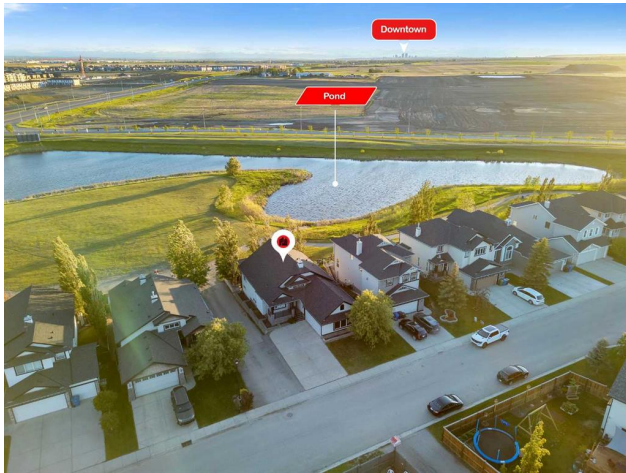
List Price: **\$769,900**

Status: **Pending**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Chestermere**  
Year Built: **2005**  
Lot Information  
Lot Sz Ar: **5,506 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,752**  
Low Sqft:  
Ttl Sqft: **1,752**

DOM

**17**  
Layout  
Beds: **5 (2 3 )**  
Baths: **4.0 (4 0)**  
Style: **Bungalow**

Parking

Ttl Park: **5**  
Garage Sz: **2**

Access:

Lot Feat:

**Back Yard,Backs on to Park/Green Space,Creek/River/Stream/Pond,Few Trees,Lawn,Gentle Sloping,No Neighbours Behind,Landscaped,Rectangular Lot Double Garage Attached**

Park Feat:

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Balcony,Private Yard**

Construction: **Brick,Stone,Vinyl Siding**  
Flooring: **Carpet,Hardwood,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Gas Range,Microwave,Range Hood,Refrigerator,Washer**  
Int Feat: **Double Vanity,High Ceilings,Kitchen Island,Soaking Tub,Vaulted Ceiling(s)**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Office	Main	13`3" x 13`3"	Foyer	Main	12`7" x 8`3"
4pc Bathroom	Main	7`9" x 4`11"	Bedroom	Main	14`1" x 11`1"
5pc Ensuite bath	Main	13`2" x 11`8"	Walk-In Closet	Main	10`8" x 7`2"
Kitchen	Main	15`8" x 19`11"	Dining Room	Main	12`9" x 10`0"
Living Room	Main	18`11" x 14`7"	Bedroom - Primary	Main	18`0" x 14`10"

Bedroom  
Bedroom  
Bedroom  
Game Room

Basement  
Basement  
Basement  
Basement

11`9" x 10`11"  
11`9" x 13`0"  
13`7" x 10`11"  
32`2" x 36`5"

Furnace/Utility Room  
4pc Ensuite bath  
3pc Bathroom

Basement  
Basement  
Basement

8`1" x 11`1"  
8`2" x 4`11"  
4`11" x 10`11"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1**

**0313493**

Remarks

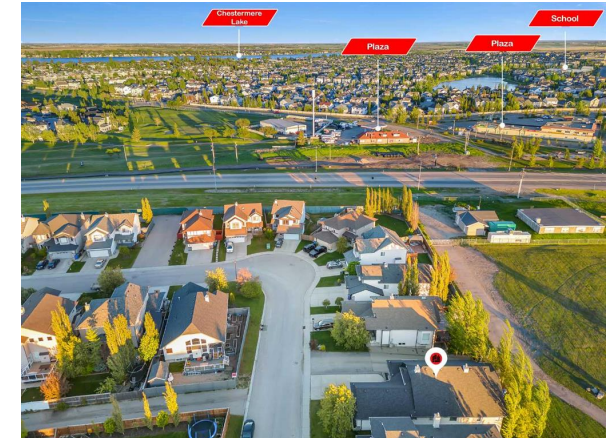
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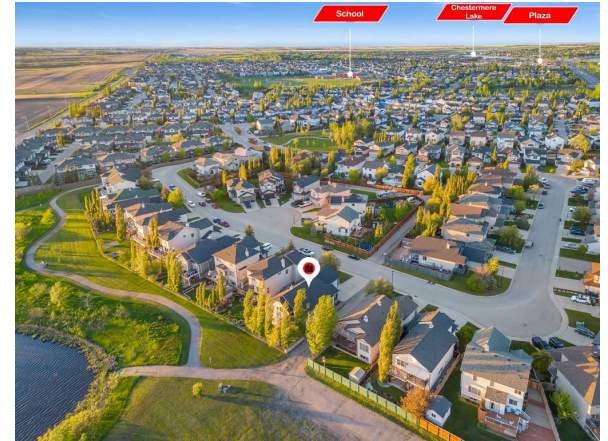
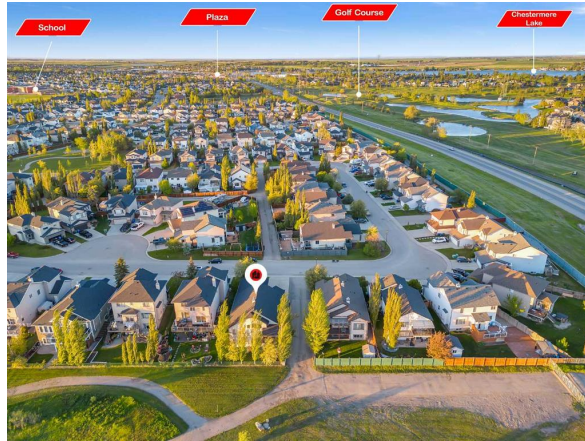
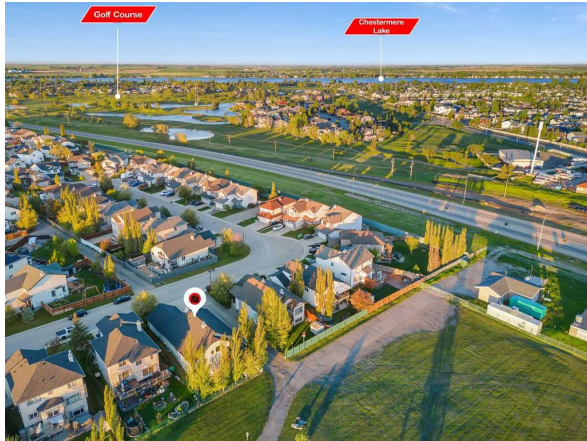
**OVER 3300 SQFT LIVING SPACE, WALK OUT BASEMENT, BACKS ONTO GREEN SPACE/POND, 5 BEDS, 4 BATHS, VAULTED CEILINGS - ELEGANT DESIGN WITH VAULTED CEILINGS, HARDWOOD FLOORS, BALCONY AND DECK - Welcome to your beautiful home that begins with a 2 CAR OVERSIZED GARAGE and leads to an OPEN FLOOR PLAN. The foyer opens into an office with large windows, 4pc bathroom and first bedroom. The large kitchen is complete with all STAINLESS STEEL APPLIANCES and a large ISLAND. The VAULTED ceilings add an open atmosphere and the STONE faced FIREPLACE adds warmth to the space. The dining room has huge FLOOR TO CEILING WINDOWS, that bring in a lot of natural light. Access to the COVERED PATIO is on this level and you can walk down to your BACK YARD. A primary ensuite with a 5pc bathroom and walk in closet completes this floor. 3 bedrooms and 2 bathrooms, one in an ensuite configuration, laundry, and large rec room complete this WALK OUT BASEMENT. The PATIO leads to the back yard and this home overlooks GREEN SPACE and a POND. This is a beautiful home conveniently located close to shops, schools, the lake, and benefits from all the amenities that Chestermere has to offer.**

Inclusions:  
Property Listed By:

**N/A**  
**Real Broker**

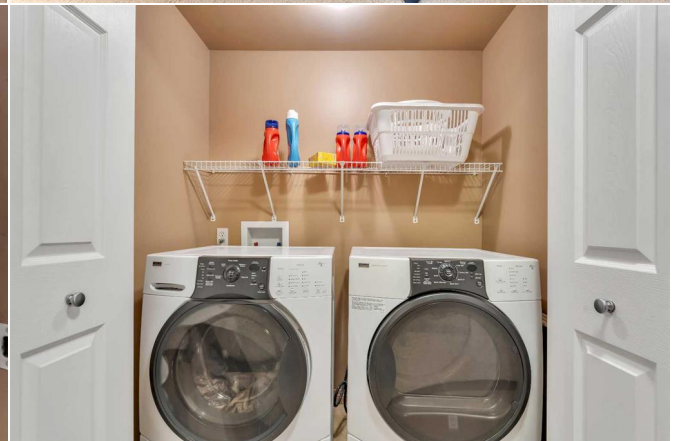
**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123**













204 Springmere Rd, Chestermere, AB

Basement (Below Grade) Estimator Area 1556.98 sq ft  
Builder Area 1556.13 sq ft



PREPARED 2024/09/27

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

