



THE
A-TEAM

**RE/MAX
FIRST**

242 SPRINGMERE Place, Chestermere T1X 1J3

MLS® #: **A2143317** Area: **Westmere** Listing Date: **06/20/24** List Price: **\$789,000**
 Status: **Pending** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **2000**
Lot Information
 Lot Sz Ar: **5,285 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,013**
 Low Sqft:
 Ttl Sqft: **2,013**

DOM

17
Layout
 Beds: **4 (3 1)**
 Baths: **3.0 (3 0)**
 Style: **2 Storey**

Parking

Ttl Park: **3**
 Garage Sz: **3**

Access:
 Lot Feat: **Back Yard,Cul-De-Sac**
 Park Feat: **Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line**
 Construction: **Stone,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Garage Control(s),Garburator,Gas Range,Microwave,Range Hood,Window Coverings**
 Int Feat: **Bidet,Ceiling Fan(s)**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|--------------------------|-----------------|-----------------------|-------------------------|-----------------|----------------------|
| Bedroom - Primary | Second | 17`2" x 15`1" | 4pc Ensuite bath | Second | 8`3" x 9`8" |
| Bedroom | Main | 10`1" x 11`0" | Bedroom | Second | 9`11" x 12`2" |
| Family Room | Second | 13`5" x 16`11" | 3pc Bathroom | Second | 7`4" x 5`6" |
| Bedroom | Basement | 20`8" x 9`10" | 4pc Bathroom | Basement | 5`6" x 9`0" |

Legal/Tax/Financial

Title: Zoning:

Fee Simple

Legal Desc:

9913393

R-1

Remarks

Pub Rmks:

Welcome to this beautifully upgraded home, offering just under 2700 sq. ft. of luxurious living space. Nestled on a 5285 sq. ft. lot in the family-friendly community of Westmere, this property features a spacious backyard with a concrete pad suitable for RV parking, accessible via a paved back alley with double wooden yard gates. Enjoy the lifestyle you desire with local shops, restaurants, and big box stores nearby, and a welcoming community that feels like a small town just minutes from Calgary. Recent upgrades including a new Furnace(2018), Hot water tank(2018), Roof(2018), Air Conditioner(2022), Stove and Refrigerator (2022). The main floor boasts an office and an open-concept design, featuring a contemporary white and grey kitchen with quartz countertops. Adjacent to the kitchen, the living room and eating nook provide access to the stunning west-facing backyard, complete with an awning and a gas BBQ hookup—perfect for entertaining and enjoying the sun all day. Upstairs, the primary suite offers a large walk-in closet and a beautifully renovated 4-piece ensuite with a stand-alone tub and enclosed tile shower. Two additional bedrooms, a 4-piece bathroom, and a spacious bonus room with a gas fireplace complete the upper level. The basement includes a family-sized rec room, an additional bedroom, a 4-piece bathroom, a full kitchen, and ample storage space(Separate entry can be build easily in garage. Previously rented as well) The triple car attached garage is heated and features vinyl flooring, complementing the recently renovated exterior finishing's for a polished look. Located near Catholic and public schools, shopping, and Chestermere Lake, this home is a perfect 10/10, offering everything you could want and more!

Inclusions:

Property Listed By:

N/A

PREP Realty

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











