



THE
A-TEAM

**RE/MAX
FIRST**

281 WESTCHESTER Green, Chestermere T1X 1E2

MLS® #: **A2143991** Area: **Chestermere Estates** Listing Date: **07/10/24** List Price: **\$725,000**
Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **1996**
Lot Information
Lot Sz Ar: **7,002 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,401**
Low Sqft:
Ttl Sqft: **2,401**

DOM

68
Layout
Beds: **5 (5)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Dog Run Fenced In,Few Trees,Front Yard,Landscaped**
Park Feat: **Double Garage Detached,Driveway**

Utilities and Features

Roof: **Pine Shake**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Kitchen Island,No Animal Home,Pantry,Soaking Tub,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`6" x 12`0"
Living Room	Main	14`0" x 13`6"
Sunroom/Solarium	Main	17`6" x 8`0"
Laundry	Main	6`0" x 5`0"
Storage	Basement	12`6" x 5`6"
Bedroom - Primary	Second	15`0" x 13`6"
Bedroom	Second	13`6" x 12`0"

Room	Level	Dimensions
Dining Room	Main	15`0" x 8`6"
Family Room	Main	16`0" x 13`6"
Den	Main	10`6" x 8`0"
Furnace/Utility Room	Basement	15`6" x 6`8"
Game Room	Basement	23`0" x 15`6"
Bedroom	Second	11`6" x 10`0"
Bedroom	Second	12`6" x 12`0"

Bedroom
3pc Bathroom
4pc Ensuite bath

Second
Basement
Second

13`6" x 12`6"
8`0" x 8`0"
11`0" x 10`0"

2pc Bathroom
4pc Bathroom

Main
Second

6`0" x 4`6"
10`6" x 8`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9510330

Zoning:
R1

Remarks

Pub Rmks:

Nestled serenely in a quiet cul-de-sac mere steps away from the shimmering waters of Chestermere Lake, this meticulously maintained 5-bedroom house offers an unparalleled blend of comfort, elegance, and proximity to nature. This residence presents an exceptional opportunity for discerning homeowners seeking a retreat-like lifestyle. The exterior is adorned with lush landscaping, providing a welcoming curb appeal. The main floor features an open concept layout, seamlessly connecting the living room, dining area, and kitchen. Large windows allow natural light to flood the space, creating an airy and inviting atmosphere. This residence boasts five generously sized bedrooms, each offering privacy and comfort. The outdoor space is an extension of the home's charm, featuring a beautifully maintained yard with a patio area perfect for al fresco dining or hosting summer barbecues. The fenced yard offers privacy and security, making it an ideal playground for children or pets. Located close to schools, this residence offers convenience for families with children. Chestermere Lake provides endless recreational opportunities, from boating to lakeside picnics and evening strolls along the shoreline. The community is known for its friendly atmosphere and strong sense of camaraderie, making it a desirable place to call home. In conclusion, this well-maintained 5-bedroom house represents a rare opportunity to own a slice of paradise near Chestermere Lake. With its prime location and spacious interiors, it offers a lifestyle that combines luxury with convenience. Whether you are looking for a family home or a retreat from city life, this residence promises to exceed expectations. Don't miss your chance to experience the best of lakeside living in this exquisite home.

Inclusions:
Property Listed By:

Backyard Shed
Real Broker

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











