



THE
A-TEAM

**RE/MAX
FIRST**

220 STONEMERE Close, Chestermere T1X 0C5

MLS® #: **A2155119** Area: **Westmere** Listing Date: **08/03/24** List Price: **\$1,620,000**
 Status: **Active** County: **Chestermere** Change: **-\$75k, 03-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **2016**
Lot Information
 Lot Sz Ar: **10,182 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,094**
 Low Sqft:
 Ttl Sqft: **2,094**

DOM

46
Layout
 Beds: **4 (2 2)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:

Lot Feat:

Back Yard,Backs on to Park/Green Space,Environmental Reserve,No Neighbours Behind,Landscaped,Street Lighting,Views
220 Volt Wiring,Aggregate,Heated Garage,Insulated,RV Access/Parking,Triple Garage Attached,Workshop in Garage

Park Feat:

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **In Floor,Forced Air**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Fire Pit,Lighting,Storage**

Construction: **Stone,Stucco**
 Flooring: **Carpet,Hardwood,See Remarks,Tile**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Built-In Refrigerator,Central Air Conditioner,Dishwasher,Dryer,Electric Cooktop,Garage Control(s),Garburator,Microwave,Range Hood,Washer,Water Softener,Window Coverings**

Int Feat: **Breakfast Bar,Built-in Features,Ceiling Fan(s),Central Vacuum,Chandelier,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Smoking Home,Pantry,Quartz Counters,Recessed Lighting,Separate Entrance,Soaking Tub,Storage,Sump Pump(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`10" x 7`0"	5pc Ensuite bath	Main	17`11" x 13`8"
Bedroom	Main	10`11" x 15`1"	Breakfast Nook	Main	6`0" x 14`11"
Foyer	Main	8`9" x 9`2"	Kitchen	Main	18`5" x 14`11"
Laundry	Main	7`9" x 7`5"	Living Room	Main	20`1" x 17`5"
Pantry	Main	12`5" x 7`5"	Bedroom - Primary	Main	16`0" x 15`1"

Walk-In Closet	Main	11`4" x 8`4"	4pc Bathroom	Basement	9`4" x 8`8"
Bedroom	Basement	17`0" x 15`4"	Den	Basement	10`6" x 23`10"
Bedroom	Basement	11`9" x 15`4"	Game Room	Basement	20`11" x 23`11"
Storage	Basement	7`11" x 10`8"	Storage	Basement	10`0" x 7`5"
Furnace/Utility Room	Basement	7`11" x 18`0"	Walk-In Closet	Basement	8`8" x 8`3"

Legal/Tax/Financial

Title: Zoning:
Fee Simple **R-1**
 Legal Desc: **1113253**

Remarks

Pub Rmks: **Welcome to your dream home in the prestigious community of Westmere, Chestermere. This stunning executive bungalow, built in 2016, offers an exquisite blend of luxury, comfort, and breathtaking views! Nestled on a spacious lot with panoramic lake views and backing onto protected marshland, this property provides an unparalleled living experience. With 2,094 sqft on the main level, this home boasts 10-foot ceilings and 8-foot doors on both levels, creating an open and airy atmosphere. Freshly painted interiors and custom blinds throughout enhance the modern aesthetic. The main floor living room features an electric fireplace surrounded by a stone wall, flanked by custom maple bookshelves. The soft-close cabinets provide storage, and mesh cabinets hide TV accessories, ensuring a seamless look. The kitchen is a chef's dream with ceiling-height maple cabinets-all soft close, quartz countertops, deep pot drawers, and a custom concrete kitchen island with a faux live edge. It includes a hidden appliance counter with safety features, a panelled fridge, and a pull-out pantry that blends seamlessly into the design. In addition, there is a substantial walk-in pantry that leads to the laundry room w/sink, both are off the entryway from the garage. The luxurious primary bedroom has patio doors that open onto the upper deck. The ensuite offers a separate water closet, electric heated floors, deep clothing drawers, jewelry drawers and a pulley system in the closet. It is adorned with faux wood floor tile that fully encases the shower, ensuring consistency and elegance. The fully developed walkout has heated floors with 3 separate zones and adds 1,977 sqft of living space. It features a double den, a spacious living area, 2nd primary bedroom with walk-through closet leading to a 4-piece bathroom with electric heated floors, and an additional fourth bedroom that comes with a sitting room, providing ample space for comfort and privacy. Installed in 2022 was a new boiler system for hot water and glycol heated floors and a water softener. The home is also equipped with a passive 116-gallon hot water tank and a sump pump. The A/C Unit has 3 separate zones as does the Forced Air System. Another upgrade is the ROXUL safe n' sound soundproofing insulation to minimize sound transfer between floors and rooms. The property boasts a massive upper deck with a gas bib for outdoor heater or fire table. It offers stunning views of the lake and protected marshland, with direct access to walking paths, a dog park/beach, and the lake. The oversized lot is beautifully landscaped and maintained, providing a serene environment for relaxation and outdoor activities. This extraordinary bungalow in Westmere, Chestermere, is a rare gem that combines luxury living with the tranquility of nature. Don't miss the opportunity to make this your forever home. Contact us today to schedule a private viewing.**

Inclusions: **2 Garden Sheds, Office Furniture Desks and Credenza in Basement Office, Bench in Basement Entryway, Firepit, TV in Main Primary Ensuite Bathroom, Security System, Security Cameras, Wall Mounted Hook System in Garage, Brown Credenza in Garage**
 Property Listed By: **CiR Realty**

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