

## 117 SPRINGMERE Grove, Chestermere T1X 0B5

List Price: **\$589,000** MLS®#: A2155527 Area: Westmere Listing 08/09/24

Status: Active Chestermere Association: Fort McMurray County: Change: -\$40k, 16-Aug

Date:

**General Information** 

Prop Type: Residential

Sub Type: Semi Detached (Half

> Duplex) Finished Floor Area

Chestermere Abv Saft: 2007 Low Sqft:

Ttl Saft:

3,042 sqft

Lot Shape:

Access:

City/Town:

Year Built:

Lot Sz Ar:

Lot Information

Lot Feat: Corner Lot, Rectangular Lot Park Feat: **Double Garage Attached** 

DOM

41 Layout

Beds: 3 (3) Baths: 2.5 (2 1)

Style:

1,785

1.785

2 Storey, Side by Side

<u>Parking</u>

Ttl Park: 4 2 Garage Sz:

## Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air, Natural Gas Vinyl Siding, Wood Frame

Carpet, Hardwood, Linoleum Ext Feat: None

> Water Source: Fnd/Bsmt:

Flooring:

**Poured Concrete** Dishwasher, Dryer, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Kitchen Appl: Int Feat: Breakfast Bar, Ceiling Fan(s), Central Vacuum, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Vaulted Ceiling(s)

Utilities:

Sewer:

Room Information

Level Level Dimensions Room Dimensions Room Foyer Main 14'0" x 6'0" **Living Room** Main 14`4" x 14`0" **Dining Room** Main 12`6" x 12`2" Kitchen Main 13`2" x 12`4" 2pc Bathroom 6`0" x 5`2" 7`0" x 6`0" Main Laundry Main **Bedroom - Primary** 16`6" x 13`10" 4pc Ensuite bath 11`6" x 7`10" Upper Upper Bedroom Upper 14`0" x 12`2" **Bedroom** Upper 12`6" x 12`4"

7`10" x 5`0" 4pc Bathroom Upper

Legal/Tax/Financial

Condo Fee: Title: Zoning: \$349 Fee Simple R-2

Fee Freq: **Monthly** 

Legal Desc: **0712639** 

Remarks

Pub Rmks:

3 BEDROOMS | 2 1/2 BATHROOMS | 1,785 SQFT | DOUBLE ATTACHED GARAGE | 2-STOREY | CORNER PROPERTY | Welcome to this well kept home in the beautiful community of Westmere Gardens. This corner property has no neighbours to the east and opens onto a lovely community park with gazebo. As you enter the home you are welcomed into a spacious foyer with vaulted ceiling. A few steps away, the bright open concept living area with south facing windows provides an area to entertain. Enjoy the large living area with hardwood floors and room for plenty of seating. The kitchen features an abundance of cabinet and counter space as well as a convenient pantry and breakfast bar. The attached dining room opens onto a spacious south facing deck to enjoy summer nights with no neighbours directly behind. Upstairs features a large master retreat with a 4-piece ensuite bathroom as well as two additional large bedrooms with large windows and closets as well as a 4-piece bathroom. This home also includes a main floor laundry room, double attached garage and central vac. The basement is ready for future development and offers the opportunity to make it your own. Enjoy the convenience of having all your outdoor maintenance done for you with your lawn mowed and snow cleared. The walking paths and picturesque ponds around the community provide an area to enjoy just steps away from your home. This home is also close to parks, playgrounds, shopping and restaurants, and a short drive away from Lakeside Golf Club, the Community Centre and Chestermere Lake! Book your showing today and don't miss out!

Inclusions: None

Property Listed By: RE/MAX First

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













