



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**152 ASPENMERE Way, Chestermere T1X 0W8**

MLS®#: **A2156036**

Area: **Westmere**

Listing Date: **08/07/24**

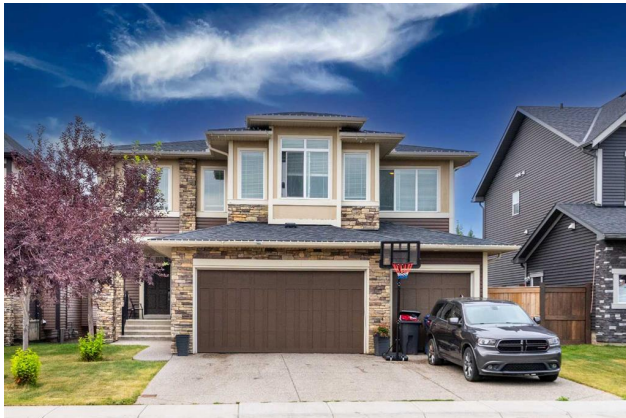
List Price: **\$1,139,000**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Chestermere**  
Year Built: **2015**

Finished Floor Area

Abv Sqft: **3,178**

Low Sqft:

Ttl Sqft: **3,178**

Lot Information

Lot Sz Ar: **6,312 sqft**

Lot Shape:

DOM

**136**

Layout

Beds: **6 (4 2 )**

Baths: **5.5 (5 1)**

Style: **2 Storey**

Parking

Ttl Park: **6**

Garage Sz: **3**

Access:

Lot Feat: **Low Maintenance Landscape, Landscaped, Rectangular Lot**  
Park Feat: **Front Drive, Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air, Natural Gas**  
Sewer:  
Ext Feat: **Playground, Private Yard**

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

Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Gas Cooktop, Microwave, Oven-Built-In, Range Hood, Refrigerator, Window Coverings**  
Int Feat: **Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Wet Bar**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`6" x 14`1"
Dining Room	Main	16`1" x 14`1"
Den	Main	10`11" x 10`7"
Family Room	Upper	17`10" x 14`10"
Bedroom	Upper	14`7" x 41`2"
Laundry	Upper	10`0" x 8`0"
Bedroom	Lower	13`6" x 12`2"

Room	Level	Dimensions
Kitchen	Main	20`6" x 10`7"
Bedroom	Main	14`1" x 10`10"
Mud Room	Main	9`11" x 7`0"
Bedroom - Primary	Upper	19`7" x 18`1"
Bedroom	Upper	14`3" x 13`10"
Game Room	Lower	29`2" x 27`8"
Bedroom	Lower	122`2" x 10`4"

5pc Ensuite bath  
4pc Ensuite bath  
3pc Bathroom

Upper  
Main  
Lower

13`10" x 13`7"  
0`0" x 0`0"  
0`0" x 0`0"

4pc Ensuite bath  
4pc Bathroom  
2pc Bathroom

Upper  
Upper  
Main

0`0" x 0`0"  
0`0" x 0`0"  
0`0" x 0`0"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**1413361**

Zoning:  
**R-1**

Remarks

Pub Rmks:

**Experience the grandeur of this remarkable home boasting a 52-ft frontage and over 6300 sq ft of prime real estate. Nestled in the charming neighborhood of Westmere, with effortless access to 16th Ave NE, this residence offers over 4300 sq ft of luxurious living space, featuring 6 bedrooms, 6 baths, and an attached triple garage. The main floor welcomes you with a sophisticated half bath, a stylish living/sitting area, and a cozy family room complete with a fireplace. The gourmet kitchen is a chef's dream, showcasing a large island, stainless steel appliances, and a spacious pantry. Adjacent to the kitchen, the elegant dining area opens to a private deck, perfect for entertaining. A main-level bedroom with a 4-piece ensuite is ideal for guests or multi-generational living, while abundant windows and doors ensure a flood of natural light. Ascend to the upper level, where a generous bonus room and full bath await. This level features 3 beautifully appointed bedrooms, including 2 master suites with private ensuites. The opulent grand master suite boasts a lavish 5-piece ensuite and a walk-in closet. Conveniently located on this level is a well-equipped laundry room. The fully finished basement is an entertainer's paradise, offering a vast recreation room with a wet bar, 2 additional bedrooms, and a full bath. The backyard is fully fenced for privacy, providing a serene outdoor retreat. This property is ideally situated with easy access to parks, the Aspenmere playground and basketball court, schools, and all the amenities of Chestermere Station Way. Just a stone's throw from 16th Ave NE, this home represents exceptional value and a prime location. Don't miss it out !**

Inclusions:  
Property Listed By:

**N/A**  
**Royal LePage METRO**

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