



THE
A-TEAM

**RE/MAX
FIRST**

284 ASPENMERE Circle, Chestermere T1X 0T6

MLS®#: **A2156588**

Area: **Westmere**

Listing Date: **08/09/24**

List Price: **\$989,000**

Status: **Active**

County: **Chestermere**

Change: **-\$10k, 09-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **2016**
Lot Information
Lot Sz Ar: **5,927 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,920**
Low Sqft:
Ttl Sqft: **2,920**

DOM

40
Layout
Beds: **6 (4 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **8**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Corner Lot,Few Trees,Front Yard,Lawn,Street Lighting,See Remarks**
Park Feat: **220 Volt Wiring,Double Garage Attached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central**

Sewer:
Ext Feat: **Basketball Court,Lighting,Playground,Private Yard,Storage**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Gas Stove,Microwave,Refrigerator,See Remarks,Washer/Dryer**
Int Feat: **Ceiling Fan(s),Chandelier,Double Vanity,High Ceilings,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Sauna,Separate Entrance,Soaking Tub,Storage,Walk-In Closet(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Entrance	Lower	7`6" x 3`9"	Entrance	Main	11`10" x 10`3"
Den	Main	10`1" x 9`11"	2pc Bathroom	Main	4`11" x 4`11"
Mud Room	Main	16`5" x 5`1"	Pantry	Main	4`11" x 4`7"
Eat in Kitchen	Main	9`10" x 16`7"	Dining Room	Main	15`0" x 14`3"
Living Room	Main	15`11" x 14`3"	Other	Main	17`9" x 21`3"
Other	Main	13`5" x 13`5"	Walk-In Closet	Second	7`7" x 9`4"

5pc Ensuite bath	Second	11`7" x 14`8"	Bedroom - Primary	Second	14`11" x 14`8"
Bedroom	Second	13`10" x 12`4"	5pc Bathroom	Second	13`0" x 6`2"
Bonus Room	Second	17`6" x 17`3"	Bedroom	Second	10`3" x 13`4"
Laundry	Second	8`5" x 6`0"	Bedroom	Second	10`3" x 13`5"
Furnace/Utility Room	Basement	9`11" x 9`2"	Game Room	Basement	12`3" x 19`10"
Bedroom	Basement	10`7" x 16`3"	Bedroom	Basement	13`7" x 14`8"
4pc Bathroom	Basement	9`6" x 4`11"	Kitchen	Basement	9`5" x 9`7"
Media Room	Basement	9`11" x 16`4"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **1313337**

Zoning: **R-1**

Remarks

Pub Rmks: **Discover your ideal home in the heart of Chestermere, Alberta! This expansive 2,920 sq. ft. property, with a total of 3,988 sq. ft. of beautifully finished living space, offers the perfect blend of comfort, space, and convenience. The main and upper levels feature an open layout with high ceilings, creating a bright and welcoming atmosphere. With 6 spacious bedrooms plus a den, and 3.5 bathrooms—including a luxurious steam shower in the basement—this home is designed for families of all sizes. The illegal 2-bedroom, 1-bath basement suite with its own side entrance is a fantastic opportunity for rental income or extended family living. The home is equipped with a dual furnace system, ensuring efficient heating, with the main and upper levels also benefiting from air conditioning. Additionally, a water softener system connected to the main water line enhances the quality of water throughout the home. Outside, a large deck in the backyard is perfect for gatherings, while the U-shaped driveway provides ample parking. Located across from a playground and basketball court, and within walking distance to the lake, schools, shopping centers, and Highway 16th Ave, this property is ideally situated for convenience and enjoyment. Having been lovingly maintained by one family since its construction, this Chestermere gem is ready to welcome its next owners. Don't miss out—schedule your viewing today!**

Inclusions: **Refrigerators (2), Stoves (2), Dishwasher, Microwave, Washer/Dryer**
 Property Listed By: **Greater Property Group**

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













