

**110 INVERMERE DRIVE , Chestermere T1X 1L1**

MLS®#: **A2157172** Area: **Westmere** Listing Date: **08/16/24** List Price: **\$725,000**  
 Status: **Active** County: **Chestermere** Change: **-\$25k, 04-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Chestermere**  
 Year Built: **2000**  
Lot Information  
 Lot Sz Ar: **5,742 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Few Trees,Lawn,Landscaped,Level,Rectangular Lot**  
 Park Feat: **Garage Faces Front,Triple Garage Attached**

Finished Floor Area  
 Abv Sqft: **2,084**  
 Low Sqft:  
 Ttl Sqft: **2,084**

DOM

**34**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **3.5 (3 1)**  
 Style: **2 Storey**

Parking

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

Utilities and Features

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

Construction: **Stone,Vinyl Siding**  
 Flooring: **Carpet,Vinyl,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Freezer,Garage Control(s),Refrigerator,Washer/Dryer**  
 Int Feat: **Ceiling Fan(s),Kitchen Island,Laminate Counters,No Smoking Home,Open Floorplan,Soaking Tub,Vaulted Ceiling(s),Walk-In Closet(s)**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>13`0" x 12`0"</b>	<b>Pantry</b>	<b>Main</b>	<b>4`0" x 4`0"</b>
<b>Breakfast Nook</b>	<b>Main</b>	<b>12`0" x 9`0"</b>	<b>Living Room</b>	<b>Main</b>	<b>16`0" x 14`0"</b>
<b>Dining Room</b>	<b>Main</b>	<b>12`0" x 9`0"</b>	<b>2pc Bathroom</b>	<b>Main</b>	<b>5`10" x 5`6"</b>
<b>Foyer</b>	<b>Main</b>	<b>9`0" x 5`0"</b>	<b>Mud Room</b>	<b>Main</b>	<b>9`0" x 5`10"</b>
<b>Laundry</b>	<b>Main</b>	<b>5`6" x 3`3"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>14`6" x 12`11"</b>
<b>Walk-In Closet</b>	<b>Second</b>	<b>10`8" x 4`8"</b>	<b>4pc Ensuite bath</b>	<b>Second</b>	<b>10`7" x 8`11"</b>
<b>Bedroom</b>	<b>Second</b>	<b>11`4" x 10`3"</b>	<b>Bedroom</b>	<b>Second</b>	<b>11`4" x 10`3"</b>

<b>4pc Bathroom</b>	<b>Second</b>	<b>9`2" x 6`0"</b>	<b>Game Room</b>	<b>Lower</b>	<b>22`6" x 13`11"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>13`7" x 13`7"</b>	<b>4pc Ensuite bath</b>	<b>Lower</b>	<b>7`2" x 5`11"</b>
<b>Bonus Room</b>	<b>Second</b>	<b>14`0" x 13`0"</b>	<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>9`5" x 7`5"</b>
<b>Storage</b>	<b>Lower</b>	<b>16`0" x 12`0"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
 Legal Desc: **0013195**

Zoning:  
**R-1**

Remarks

Pub Rmks: **Welcome to your dream home in a picturesque lake town, perfectly situated near the lush greens of a renowned golf course, and right near the lake, facing a tranquil pond. This inviting 2-storey residence boasts 4 spacious bedrooms and 3.5 bathrooms, providing ample room for both relaxation and entertainment. Natural light pours in from the windows of the vaulted ceiling. There is a deck, front porch and top balcony off the bonus room upstairs to enjoy warm summer nights. With an open concept the bright kitchen flows into a open living area with plenty of windows. The main floor features a generous island—ideal for both everyday meals and festive gatherings. The dining and living spaces offer a seamless transition to the outdoor patio. The main level also includes a convenient powder room for guests and a cozy family room, perfect for unwinding after a day on the greens or by the lake. Upstairs, the master suite serves as a private sanctuary with an en-suite bathroom, complete with a soaking tub, separate shower. Three additional bedrooms offer plenty of space for family and visitors, complemented by two additional well-appointed bathrooms. New Shaw Luxury Vinyl Flooring on the main and top floor. A large shed built to match the home for all your landscaping tools. The third bay is separated and currently being used as a wood shop and has a separate entrance. Step outside to the beautifully landscaped yard, complete with underground sprinkler system where you can relax on the large deck or take a short stroll to the nearby parks and picnic areas. This home provides the perfect blend of comfort, style, and convenience, with access to shopping and all the recreational and leisure activities that the lake town has to offer. Don't miss the opportunity to own this exceptional property where every day feels like a vacation. Contact your favorite Realtor today to schedule your private tour!**

Inclusions: **NA**  
 Property Listed By: **Greater Property Group**

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