

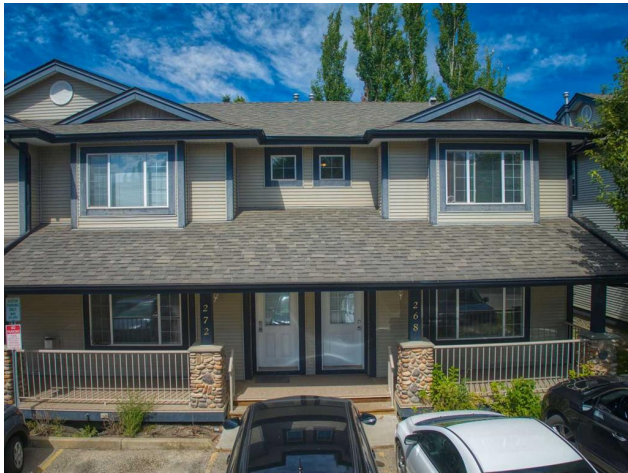


THE
A-TEAM

**RE/MAX
FIRST**

268 STONEMERE Place, Chestermere T1X 1N2

MLS®#: **A2159660** Area: **Westmere** Listing **08/21/24** List Price: **\$379,000**
 Status: **Pending** County: **Chestermere** Change: **-\$6k, 07-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Chestermere**
 Year Built: **2002**

Finished Floor Area
 Abv Sqft: **1,123**
 Low Sqft:
 Ttl Sqft: **1,123**

DOM

28
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Lot Information

Lot Sz Ar:
 Lot Shape:

Parking
 Ttl Park: **2**
 Garage Sz:

Access:

Lot Feat: **Back Yard**
 Park Feat: **Additional Parking,Assigned,Guest,Stall**

Utilities and Features

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

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

Kitchen Appl: **Built-In Refrigerator,Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**
 Int Feat: **No Animal Home,No Smoking Home**
 Utilities: **Cable at Lot Line,Cable Available,Electricity Connected,Natural Gas Connected,Garbage Collection,Phone Connected**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom - Primary	Second	13`6" x 10`10"	Bedroom	Second	9`8" x 9`1"
Bedroom	Second	10`11" x 9`2"	Living Room	Main	15`10" x 14`2"
Kitchen	Main	10`5" x 9`5"	Dining Room	Main	9`5" x 8`10"
2pc Bathroom	Main	4`5" x 4`5"	4pc Bathroom	Second	9`1" x 4`11"

Condo Fee:
\$397

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R7

Legal Desc: **0214070**

Remarks

Pub Rmks: **268 Stonemere Place Discover the charm of this exceptional townhouse nestled in the vibrant heart of Westmere. With convenient access to schools, shopping, and beautiful parks, this home is perfectly positioned for modern living. Featuring three spacious bedrooms, a full 4-piece bath upstairs, and a convenient 2-piece bath on the main floor, this layout is designed for comfort and functionality. The undeveloped basement boasts three large windows, providing ample natural light, and includes a full-size washer and dryer for your convenience. The main floor showcases a generous living room, an inviting kitchen, and a dining area that is perfect for gatherings. Step outside to enjoy the front veranda or host summer barbecues on the rear patio. The main floor is adorned with light maple laminate flooring, while the stairs and second floor feature a soft, neutral carpet that adds warmth to the space. This beautiful townhouse will be ready for you to call home on November 4, 2024. Picture yourself sipping your morning coffee on the front veranda, surrounded by the serene atmosphere of Westmere. The spacious living areas are ideal for entertaining friends and family, and with local amenities just a short walk away, everything you need is within reach. This townhouse is more than just a place to live; it's a lifestyle waiting for you to embrace.**

Inclusions: **N/A**
Property Listed By: **RE/MAX Real Estate (Mountain View)**

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



