



THE
A-TEAM

**RE/MAX
FIRST**

307 PARKMERE Green, Chestermere T1X 1V5

MLS@#: **A2159855** Area: **Westmere** Listing Date: **08/25/24** List Price: **\$839,000**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere** Finished Floor Area
 Year Built: **2007** Abv Sqft: **2,507**
 Lot Information Low Sqft:
 Lot Sz Ar: **6,380 sqft** Ttl Sqft: **2,507**
 Lot Shape:

DOM

24
Layout
 Beds: **4 (3 1)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Landscaped, Street Lighting, Rectangular Lot**
 Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone, Stucco, Wood Frame**
 Heating: **Forced Air, Natural Gas** Flooring: **Carpet, Ceramic Tile, Hardwood**
 Sewer: Water Source:
 Ext Feat: **Playground** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher, Dryer, Garage Control(s), Gas Range, Range Hood, Refrigerator, Washer, Window Coverings, Wine Refrigerator**
 Int Feat: **Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Sauna, Vaulted Ceiling(s), Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	4`10" x 4`9"	Dining Room	Main	10`11" x 8`0"
Kitchen	Main	19`0" x 14`6"	Laundry	Main	8`6" x 8`2"
Living Room	Main	16`1" x 16`1"	Office	Main	9`1" x 14`7"
5pc Bathroom	Second	5`2" x 11`7"	5pc Ensuite bath	Second	8`7" x 12`9"
Bedroom	Second	10`2" x 11`7"	Bedroom	Second	10`0" x 12`10"
Bonus Room	Second	19`1" x 20`0"	Bedroom - Primary	Second	14`1" x 14`5"
Walk-In Closet	Second	5`7" x 9`3"	4pc Bathroom	Basement	8`8" x 8`3"

Game Room
Other

Basement
Basement

34`0" x 21`3"
9`10" x 7`8"

Bedroom

Basement

13`7" x 11`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1

0414464

Remarks

Pub Rmks:

Welcome to this beautiful and well-maintained 2-story house in Chestermere. This stunning property overlooks a green space with a playground and features stucco and stone on the outside. It is within walking distance of the lake & park. The house has an appealing layout with 9-foot ceilings on the main and basement. Upon entry, you are greeted by a welcoming open curved staircase with iron railings and high ceilings. Beyond the den/office, the floor opens out into a large living room with a fireplace, a dining room with a view of the rear deck, and a gourmet updated kitchen with islands, granite countertops, and kitchen cabinets that reach up to the ceiling. There is also a half bath and a convenient laundry on the main floor. Upstairs, there is a large bonus room with vaulted ceilings, separated from the bedrooms by the nice staircase. The spacious master bedroom features a 5-piece en suite and a sizable walk-in closet. Additionally, there are two good-sized bedrooms and another 5-piece bathroom. The finished basement boasts a huge family room, a bedroom, another full bathroom, a wet bar, and a sauna. The basement is rarely used. The property also includes an oversized double attached garage, a large vinyl rear deck with glass railings, and concrete pads underneath. The big yard with trees provides privacy. The house also comes with Air Central. Come to view it and make it your home. Virtual Tour is for you to view in 3D

Inclusions:
Property Listed By:

N/A
CIR Realty

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











