

105 ASPENMERE Place, Chestermere T1X0G3

08/23/24 List Price: **\$769,900** MLS®#: A2160168 Area: Westmere Listing

Status: Active County: Chestermere Change: None Association: Fort McMurray

Date:

General Information

Prop Type: Sub Type: Detached City/Town:

Year Built: 2009 Lot Information

Lot Sz Ar: Lot Shape:

Residential

Chestermere Finished Floor Area Abv Saft:

Low Sqft:

2,281

Ttl Sqft: 5,735 sqft 2,281

<u>Parking</u>

DOM

Layout

Beds:

Baths:

Style:

26

Ttl Park: 4 Garage Sz: 2

4 (3 1) 3.5 (3 1)

2 Storey

Access:

Lot Feat: Back Yard, Backs on to Park/Green Space, Rectangular Lot

Park Feat: **Double Garage Attached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle** Construction:

Heating: Forced Air

Sewer:

Ext Feat: None

Stone, Vinyl Siding, Wood Frame

Flooring:

Carpet, Ceramic Tile, Hardwood

Water Source: Fnd/Bsmt:

Poured Concrete

Kitchen Appl: Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Garage Control(s), Microwave, Range Hood, Refrigerator, Washer, Window Coverings

Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Vinyl Windows

Int Feat: **Utilities:**

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	14`2" x 19`2"	Kitchen	Main	14`9" x 12`4"
Dining Room	Main	14`9" x 10`4"	Laundry	Main	0`0" x 0`0"
2pc Bathroom	Main	0`0" x 0`0"	Bedroom - Primary	Upper	16`4" x 14`2"
Bedroom	Upper	11`9" x 12`3"	Bedroom	Upper	10`11" x 14`8"
4pc Ensuite bath	Upper	8`6" x 9`2"	Bonus Room	Upper	15`9" x 18`11"
4pc Bathroom	Upper	5`0" x 8`8"	Bedroom	Basement	13`8" x 8`1"
Game Room	Basement	18`8" x 31`10"	3pc Bathroom	Basement	8`9" x 4`7"

Storage	Basement	8`9" x 5`6"		
		Legal/Tax/Financial		
Title:		Zoning:		
Fee Simple		R-1		
Legal Desc:	0716204			
		Remarks		
Pub Rmks:	Welcome to this stunning East-facing family home, nestled on a quiet cul-de-sac and backing onto a serene green space, with no neighbors behind you in the most sought after communities of Westmere in the Lake community of Chestermere. This beautiful house features over 3,200 square feet of living space, 4 bedrooms, 3.5 bathrooms, central air conditioning, a huge deck, an oversized double garage with built-in shelving for ample storage, fully developed basement and a lot more to explore. As you step inside, you're greeted by a spacious front entrance with soaring two-story ceilings, leading into the open-concept main floor. The large kitchen is ideal for both entertaining and everyday cooking, featuring a generous island with breakfast bar seating, stainless steel appliances, plenty of cabinet space, and a walk-through pantry. Adjacent to the kitchen is a roomy dining nook and a sizable living room, complete with a striking stone gas fireplace. This living area comes with a large number of windows to bring a lot of sunshine. Upstairs, you'll find three spacious bedrooms and a large bonus room. The primary suite is expansive, comfortably fitting a king-size bed, and includes a walk-in closet and a luxurious 4-piece ensuite with a jetted tub and walk-in shower. The professionally finished basement adds even more living space, with a large games room, media area, fourth bedroom, and a full bathroom with a tiled shower—perfect for entertaining or family movie nights. The west-facing backyard is perfect for enjoying the evening sun, with a huge deck, open view and private view with no neighbours behind. This beautiful home is just minutes away from all the amenities including restaurants, shopping, parks, and the lake! Don't miss this out as this is not going to last longer!			
Inclusions:	n/a			
Property Listed By:	PREP Realty			

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