



THE
A-TEAM

**RE/MAX
FIRST**

177 STONEMERE Close, Chestermere T1X 0C4

MLS® #: **A2164329**

Area: **Westmere**

Listing Date: **09/16/24**

List Price: **\$1,499,000**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
City/Town: **Chestermere**
Year Built: **2009**
Lot Information
Lot Sz Ar: **7,677 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **3,513**
Low Sqft:
Ttl Sqft: **3,513**

DOM

12
Layout
Beds: **6 (4 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **8**
Garage Sz: **6**

Access:

Lot Feat: **Back Yard, Corner Lot, Landscaped, Level, Street Lighting, Rectangular Lot, Views**
Park Feat: **Triple Garage Attached**

Utilities and Features

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

Construction: **Stone, Stucco, Wood Frame**
Flooring: **Carpet, Ceramic Tile, Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven, Dishwasher, Dryer, Electric Cooktop, Garage Control(s), Gas Stove, Microwave, Refrigerator, Washer, Window Coverings**
Int Feat: **High Ceilings, Skylight(s), Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 5`0"
Dining Room	Main	13`11" x 8`0"
Living Room	Main	17`6" x 17`7"
Sunroom/Solarium	Main	15`3" x 11`7"
5pc Ensuite bath	Upper	16`0" x 12`11"
Bedroom	Upper	12`11" x 10`11"
Family Room	Upper	18`5" x 15`10"
Bedroom - Primary	Upper	16`4" x 14`10"
3pc Bathroom	Basement	5`6" x 9`11"
Bedroom	Basement	12`7" x 10`10"

Room	Level	Dimensions
Den	Main	9`4" x 12`5"
Kitchen	Main	29`0" x 15`6"
Mud Room	Main	14`4" x 7`5"
4pc Bathroom	Upper	10`8" x 5`5"
Bedroom	Upper	13`11" x 13`3"
Bedroom	Upper	12`11" x 10`9"
Laundry	Upper	6`5" x 7`10"
Walk-In Closet	Upper	14`3" x 6`11"
Bedroom	Basement	12`9" x 12`5"
Kitchenette	Basement	12`9" x 7`11"

Game Room
Furnace/Utility Room

Basement
Basement

30`10" x 17`6"
12`3" x 15`6"

Storage
Spice Kitchen
Legal/Tax/Financial

Basement
Main

12`1" x 12`7"
7`2" x 7`6"

Title:
Fee Simple
Legal Desc:

0714584

Zoning:
R-1

Remarks

Pub Rmks:

This stunning home built in 2009 in the prestigious community of Westmere, Chestermere offers over 5000 sq. ft. of luxurious living space across three levels, unbelievable showpiece of luxury living with views of lake across the street. This spectacular 6 bedroom home is designed for executive family living & entertaining with welcoming great foyer, den/office, beautiful and upgraded kitchen with top of the line appliances and a spice kitchen, powder room, great room, gourmet kitchen with so many new upgrades with huge investment & generous dining area. Great room with fireplace & dining area are open to the kitchen making this a great space to entertain. The heart of this home is its luxurious 4 seasons Sun room where you can enjoy whole year around. Spacious deck at the rear is good for outdoor entertaining and includes all BBQ grills and outside kitchen. This property has been successfully running as Air BNB for last 2 years and all the furniture is included. Professionally developed Backyard with well-designed sprinkler system installed offers a lavish place to entertain your friends. Upstairs are 4 bedrooms, a grand bonus room, 2 full baths & laundry room. The sumptuous master retreat with custom walk-in closet and beautiful 5-pc ensuite that includes soaker tub, his & her sinks, glass/tile shower. Lots of windows to bring natural light in. A Central AC is also installed. The basement has 2 bedrooms, a full bathroom, living area, bar, play area, & storage room. Replaced furnace and water tank 2 years ago. Has whole house water softener system installed . A 3 car attached garage adds to the luxury of this home. Lake shore, playgrounds & park are just steps from here.

Inclusions:
Property Listed By:

**All furniture, BBQ Grill will be part of the sale and the sale price reflects that.
Prep Ultra**

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













