



THE
A-TEAM

**RE/MAX
FIRST**

256 OAKMERE Place, Chestermere T1X 1V7

MLS®#: **A2164509**

Area: **Westmere**

Listing Date: **09/11/24**

List Price: **\$699,900**

Status: **Active**

County: **Chestermere**

Change: **-\$29k, 17-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **2001**
Lot Information
Lot Sz Ar: **6,337 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,212**
Low Sqft:
Ttl Sqft: **2,212**

DOM

8
Layout
Beds: **5 (4 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **5**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Lawn,Rectangular Lot**
Park Feat: **Concrete Driveway,Double Garage Attached,Garage Faces Front**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

Construction: **Brick,Stucco**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer,Water Softener**
Int Feat: **Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Sump Pump(s),Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions
Foyer	Main	8`0" x 3`11"
Pantry	Main	4`1" x 3`7"
Living Room	Main	11`11" x 9`11"
Family Room	Main	13`11" x 12`11"
Laundry	Main	9`11" x 6`6"
Walk-In Closet	Second	9`11" x 5`0"
Bedroom	Second	11`11" x 10`11"

Room	Level	Dimensions
Kitchen	Main	13`11" x 10`2"
Nook	Main	8`11" x 7`10"
Dining Room	Main	11`11" x 9`5"
2pc Bathroom	Main	4`8" x 4`5"
Bedroom - Primary	Second	17`0" x 13`8"
4pc Ensuite bath	Second	9`10" x 8`2"
Bedroom	Second	11`5" x 10`8"

Bedroom
Game Room
Storage
Office

Second
Basement
Basement
Main

10`7" x 10`0"
29`9" x 13`6"
11`4" x 9`4"
10`8" x 9`5"

4pc Bathroom
Bedroom
4pc Bathroom

Second
Basement
Basement

8`6" x 4`11"
11`11" x 11`3"
8`11" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0013195

Zoning:
R-1

Remarks

Pub Rmks:

Charming Family Home in Chestermere: A Perfect Blend of Comfort and Convenience Welcome to this well-cared-for home in Chestermere! With 5 bedrooms and 3 and half baths, this home offers a harmonious balance of space, style, and practicality. Nestled in a friendly neighborhood, this property boasts a generously sized backyard, ideal for outdoor entertaining, gardening, or simply relaxing in your private retreat. The home's fluid concept layout seamlessly connects the living, dining, and kitchen areas, making it perfect for family gatherings and entertaining guests. A large flex room/office on the main floor. The kitchen features ample counter space, granite counters, and a convenient breakfast bar. Each of the bedrooms provide a cozy haven, with the master suite featuring an en-suite bathroom for added luxury and convenience. Step outside to discover the expansive backyard, complete with a well-maintained lawn and plenty of space for play and relaxation. It's an ideal setting for summer barbecues or enjoying peaceful evenings under the stars. The home has plenty of additional parking space with an RV concrete pad, a new roof and hotwater tank. Located just moments away from local amenities, including shopping, dining, and schools, this home also benefits from its proximity to the picturesque Chestermere Lake. Enjoy lakeside strolls, boating, and all the recreational activities the lake has to offer right at your doorstep. Don't miss out on this wonderful opportunity to own a home that combines comfortable living with easy access to everything you need. Schedule a viewing today and make this Chestermere gem your own!

Inclusions:
Property Listed By:

na
Greater Property Group

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









