



THE
A-TEAM

**RE/MAX
FIRST**

118 SPRINGMERE Drive, Chestermere T1X 1J3

MLS® #: **A2165498**

Area: **Westmere**

Listing Date: **09/12/24**

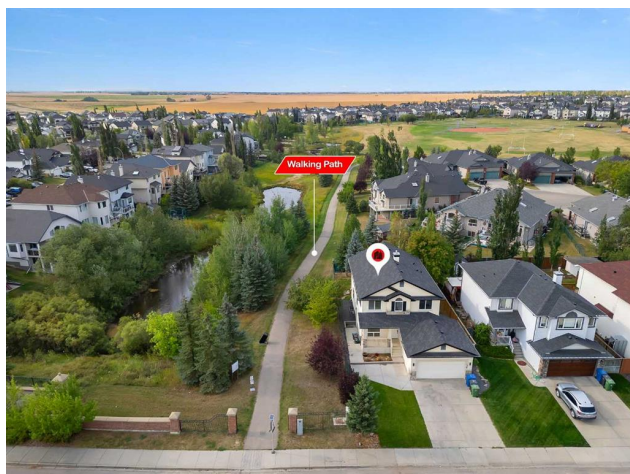
List Price: **\$839,900**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **2000**
Lot Information
Lot Sz Ar: **5,282 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,264**
Low Sqft:
Ttl Sqft: **2,264**

DOM

69
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Corner Lot,Lawn,Landscaped**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **Concrete,Post & Beam,Vinyl Siding,Wood Frame**
Flooring: **Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Oven,Dishwasher,Gas Range,Microwave,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **No Smoking Home**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Family Room	Main	19`4" x 14`9"
Living Room	Main	12`0" x 9`3"
2pc Bathroom	Main	3`1" x 7`0"
Walk-In Closet	Upper	7`2" x 9`5"
Loft	Upper	13`6" x 15`2"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	19`10" x 12`1"
Dining Room	Main	9`4" x 11`9"
Laundry	Main	9`0" x 6`8"
Bedroom	Upper	11`11" x 9`6"
Bedroom - Primary	Upper	12`0" x 17`2"

4pc Ensuite bath
Bedroom
Bedroom
Furnace/Utility Room
Bedroom

Upper
Upper
Basement
Basement
Basement

8`4" x 12`9"
12`5" x 11`6"
11`3" x 12`8"
10`9" x 12`1"
10`11" x 12`9"

4pc Bathroom
Game Room
Kitchen
4pc Bathroom

Upper
Basement
Basement
Basement

4`11" x 12`10"
18`9" x 13`4"
12`7" x 12`5"
4`11" x 7`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9913393

Zoning:
R-1

Remarks

Pub Rmks:

Welcome to this beautiful FULLY RENOVATED home situated in the heart of Chestermere NEXT TO THE RAVINE. This home offers approximately 3,313 square feet of living space. As you enter you are greeted by a living room, dining room, laundry room and 2-piece bathroom. The main floor also features a kitchen with STAINLESS STEEL APPLIANCES which attaches to a DECK overlooking the park, and a family room with a gas fireplace. As you step upstairs you have a bonus room, a primary bedroom with a walk-in closet and a 4 piece ensuite. There are also 2 other bedrooms upstairs and another 4-piece bathroom. The basement is a great mortgage helper as it is an ILLEGAL SECONDARY SUITE WITH A SEPARATE ENTRANCE AND SEPARATE LAUNDRY! The illegal secondary suite offers 2 bedrooms, a recreation room, a full bathroom, and a kitchen. this is the IDEAL LOCATION, located next to the ravine with TONS OF AMENITIES NEARBY such as PARKS, PLAYGROUNDS, SCHOOLS! Do not miss out on this fully renovated home in the ideal location

Inclusions:
Property Listed By:

N/A
Real Broker

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

