



THE
A-TEAM

**RE/MAX
FIRST**

161 STONEMERE Close, Chestermere T1X 0C4

MLS®#: **A2166530** Area: **Westmere** Listing **09/17/24** List Price: **\$1,049,900**
 Status: **Active** County: **Chestermere** Change: **+\$10k, 17-Sep** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **2010**
Lot Information
 Lot Sz Ar: **7,318 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Rectangular Lot**
 Park Feat: **Heated Garage,Oversized,Triple Garage Attached**

Finished Floor Area
 Abv Sqft: **2,856**
 Low Sqft:
 Ttl Sqft: **2,856**

DOM

2
Layout
 Beds: **5 (3 2)**
 Baths: **4.5 (4 1)**
 Style: **2 Storey**

Parking

Ttl Park: **9**
 Garage Sz: **3**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Stone,Stucco,Wood Frame**
 Heating: **Forced Air,Natural Gas** Flooring: **Carpet,Hardwood,Tile**
 Sewer: Water Source:
 Ext Feat: **Private Yard** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Dryer,Electric Range,Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer**
 Int Feat: **Built-in Features,Ceiling Fan(s),Double Vanity,Granite Counters,Kitchen Island,No Smoking Home,Open Floorplan,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Office	Main	12`7" x 14`3"	Family Room	Main	16`0" x 24`10"
Kitchen	Main	12`11" x 15`0"	Dining Room	Main	10`1" x 14`6"
Spice Kitchen	Main	12`11" x 9`3"	2pc Bathroom	Main	4`11" x 4`11"
Laundry	Upper	7`7" x 5`0"	Bonus Room	Upper	19`1" x 15`5"
Bedroom	Upper	13`8" x 11`11"	4pc Bathroom	Upper	5`1" x 9`11"
Bedroom	Upper	14`1" x 11`6"	4pc Ensuite bath	Upper	8`3" x 4`11"
Bedroom - Primary	Upper	17`0" x 13`6"	5pc Ensuite bath	Upper	9`6" x 11`5"

Bedroom
4pc Bathroom
Game Room

Basement
Basement
Basement

13`4" x 12`1"
4`11" x 10`0"
24`8" x 12`0"

Bedroom
Media Room

Basement
Basement

12`2" x 9`11"
20`1" x 15`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1

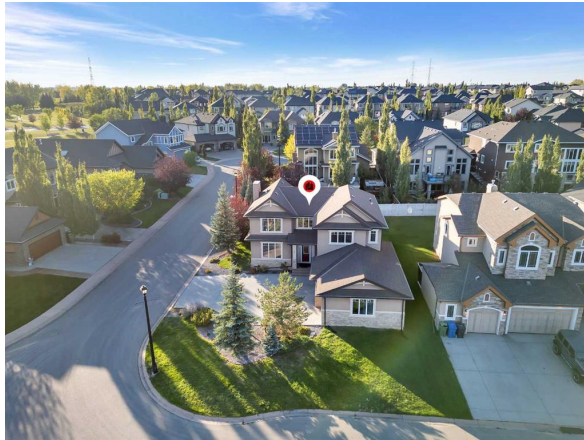
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Remarks

Pub Rmks: **Located on a CORNER LOT (7300+ SQ FT) in Stonemere Close (Very Valuable Section of Westmere) - 2 MASTERS - SPICE KITCHEN - CENTRAL A/C - HOME THEATRE - OVERSIZED & HEATED TRIPLE GARAGE - IN-FLOOR HEAT IN BASEMENT - Offering 4000+ sq ft of luxurious living space with 6 Beds and 5 Baths! Main floor offers a half bath, spacious home office, family room with fireplace and dining with access to your deck and spacious backyard. The kitchen is a culinary dream, boasting a kitchen island, granite countertops, ample storage, stainless steel appliances and your very own SPICE KITCHEN! Upper level offers a bonus room with 2nd fireplace, 4 bedrooms and 3 FULL baths (ensuite included). Of the 4 bedrooms, 2 are masters with their own ensuites. The grand master however, boasts a 5 pc ensuite and W.I.C! The laundry feature is conveniently located on the upper level. The fully finished basement with IN FLOOR HEAT offers 2 bedrooms, FULL bath, huge rec room and theatre room! Home is easily accessible off 16th Ave / Trans Canada Highway and it is a STONE'S THROW FROM CHESTERMERE LAKE (accessible by walk path)! Very close to Chestermere Station Way where you can find amenities that you need!**

Inclusions:
Property Listed By: **Dishwasher, Range Hood, Refrigerator**
Real Broker

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

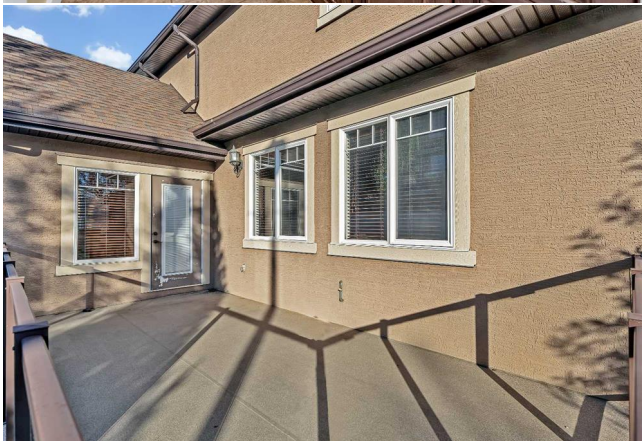












161 Stonemere Ct, Chestermere, AB

Main Floor Exterior Area 1411.76 sq ft
 Interior Area 1315.56 sq ft
 Excluded Area 911.37 sq ft



0 6 12 18

PREPARED: 2024/09/17



Water regions are excluded from total floor area in eGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

161 Stonemere Ct, Chestermere, AB

1st Floor Exterior Area 1403.50 sq ft
 Interior Area 1343.90 sq ft
 Excluded Area 95.62 sq ft



0 3 6 9

PREPARED: 2024/09/17



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161 Stonemere Ct, Chestermere, AB

Basement (Below Grade) Exterior Area 1294.03 sq ft
Interior Area 1102.89 sq ft



PREPARED 2024/09/17



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