



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**124 WILLOWMERE Way, Chestermere T1X 0E1**

MLS® #: **A2167882**

Area: **Westmere**

Listing Date: **09/23/24**

List Price: **\$795,000**

Status: **Active**

County: **Chestermere**

Change: **-\$35k, 04-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Chestermere**  
Year Built: **2006**  
Lot Information  
Lot Sz Ar: **7,217 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,340**  
Low Sqft:  
Ttl Sqft: **2,340**

DOM

**36**  
Layout  
Beds: **5 (4 1)**  
Baths: **3.5 (3 1)**  
Style: **2 Storey**

Parking

Ttl Park: **8**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Lawn,Landscaped,Many Trees,Private,Rectangular Lot,Treed**  
Park Feat: **Additional Parking,Double Garage Attached,Front Drive,Garage Faces Front,On Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Fire Pit,Lighting,Playground,Private Entrance,Private Yard,Storage**

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

Kitchen Appl: **Dishwasher,Dryer,Gas Stove,Microwave Hood Fan,Refrigerator,Washer**  
Int Feat: **Ceiling Fan(s),Central Vacuum,Closet Organizers,Kitchen Island,Pantry,Storage,Walk-In Closet(s)**  
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	15`0" x 12`11"
Pantry	Main	3`11" x 3`9"
Foyer	Main	9`5" x 5`7"
Den	Main	11`7" x 10`5"
Covered Porch	Main	5`5" x 5`3"
Bedroom - Primary	Second	13`7" x 12`6"
4pc Ensuite bath	Second	12`1" x 9`6"
Bedroom	Second	11`6" x 9`3"
4pc Bathroom	Second	8`5" x 4`11"
Storage	Basement	8`8" x 7`8"

Room	Level	Dimensions
Kitchen	Main	11`7" x 8`6"
Dining Room	Main	9`11" x 8`0"
Laundry	Main	12`9" x 6`10"
2pc Bathroom	Main	4`11" x 4`7"
Family Room	Second	21`6" x 19`0"
Walk-In Closet	Second	6`11" x 5`1"
Bedroom	Second	12`0" x 8`11"
Bedroom	Second	11`11" x 9`3"
Game Room	Basement	18`9" x 11`11"
Bedroom	Basement	18`4" x 12`6"

Walk-In Closet  
Furnace/Utility Room

Basement  
Basement

12`4" x 3`11"  
10`10" x 10`7"

3pc Bathroom

Basement

13`7" x 4`1"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**0612535**

Zoning:  
**R-1**

Remarks

Pub Rmks: **Stunning Family Home with Lake Living Access Welcome to your dream home! This beautifully designed residence offers over 3,200 square feet of fully finished living space, perfect for a growing family. Featuring 5 spacious bedrooms, 3.5 bathrooms, a den, and a bonus room, this home has something for everyone. As you enter, you'll be greeted by gleaming treated hardwood floors that flow seamlessly through the main living areas. The cozy living room, complete with a gas fireplace, provides an inviting ambiance, ideal for family gatherings. The main floor den, conveniently located at the front, offers a quiet space for work or study. The heart of the home is the expansive kitchen, which boasts ample cabinetry, a large central island, a pantry, and sleek black appliances—perfect for culinary enthusiasts. Upstairs, you'll find four generously sized bedrooms, including a luxurious primary suite featuring a walk-in closet and a spa-like en suite bathroom with a tub and separate shower. A large bonus room on this level provides an additional space for family fun or relaxation. The lower level is fully finished, offering a spacious recreation area, a fifth bedroom, and an additional bathroom, making it ideal for guests or entertaining. Situated on a huge lot with a double attached garage and RV access/parking, this home is conveniently located near schools, amenities, and just a short 10-minute drive to East Hill Shopping Center. Enjoy year-round lake living with activities like swimming, boating, and ice skating right at your doorstep. Don't miss out on this incredible opportunity to own a home that truly has it all!**

Inclusions:  
Property Listed By:

**Both Sheds Included**  
**First Place Realty**

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













