



THE
A-TEAM

**RE/MAX
FIRST**

296 OAKMERE CLOSE , Chestermere T1X 1L2

MLS®#: **A2168427**

Area: **Westmere**

Listing Date: **09/25/24**

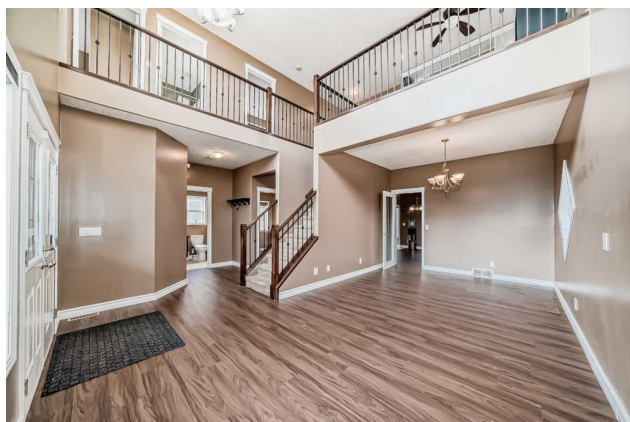
List Price: **\$729,900**

Status: **Pending**

County: **Chestermere**

Change: **-\$40k, 06-Oct**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **2006**
Lot Information
Lot Sz Ar: **5,100 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,110**
Low Sqft:
Ttl Sqft: **2,110**

DOM

34
Layout
Beds: **6 (3 3)**
Baths: **4.5 (4 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Lawn,Low Maintenance Landscape,Landscaped,Level,Other**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Garden,Other,Private Entrance,Private Yard**

Construction: **Asphalt,Brick,Concrete**
Flooring: **Laminate,Other**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Oven,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer,Washer/Dryer Stacked,Window Coverings**

Int Feat: **Bar,Ceiling Fan(s),High Ceilings,Jetted Tub,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,See Remarks**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen With Eating Area	Main	12`3" x 15`0"	Dinette	Main	10`11" x 9`11"
Living Room	Main	10`6" x 10`10"	Den	Main	9`4" x 9`9"
Laundry	Main	5`11" x 12`0"	Covered Porch	Main	15`9" x 4`1"
Bedroom	Upper	9`4" x 13`8"	Bonus Room	Upper	10`11" x 11`7"
Walk-In Closet	Upper	4`1" x 11`2"	Bedroom	Basement	12`6" x 10`7"
3pc Bathroom	Basement	4`9" x 8`1"	3pc Bathroom	Basement	8`9" x 8`9"

Kitchen	Basement	12`6" x 12`6"
Dining Room	Main	15`10" x 12`11"
Entrance	Main	7`6" x 6`11"
Porch - Enclosed	Main	9`9" x 27`10"
4pc Bathroom	Upper	9`3" x 4`11"
5pc Ensuite bath	Upper	8`2" x 11`1"
Mud Room	Basement	9`4" x 5`2"
Bedroom	Basement	12`6" x 10`7"

Bedroom	Basement	12`6" x 12`6"
Cold Room/Cellar	Lower	5`2" x 6`9"
2pc Bathroom	Main	5`11" x 4`11"
Bedroom	Upper	11`6" x 16`2"
Bedroom - Primary	Upper	15`0" x 13`1"
Game Room	Basement	10`2" x 14`10"
Loft	Basement	8`8" x 9`0"

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	R1
Legal Desc:	0113122

Remarks

Pub Rmks: **HOUSE COMES WITH NEWLY RENOVATED ILLEGAL TWO BEDROOMS- SUITE IN BASEMENT WITH COMPLETE KITCHEN , SEPERATE ENTRANCE , DISHER WASHER, REFRIGERATOR, SEPERATE WASHER AND DRYER , SEPPERATE TWO BEDROOMS ILLEGAL-SUITE REDY TO START GENERATE INCOME IMMEDIATELY, THIS FABULOUS FAMILY HOME STARTS WITH A WELCOMING OPENED TO BELOW CINCEPT TOP CONCEPT, FRONT PORCH,, PRIDE OF OWNERSHIP. COME SEE!!!!!!!!!!**

Inclusions: **none**
 Property Listed By: **Premiere Realty Direct**

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

