



THE
A-TEAM

**RE/MAX
FIRST**

116 OAKMERE Place, Chestermere T1X1L1

MLS® #: **A2169585**

Area: **Westmere**

Listing Date: **10/01/24**

List Price: **\$839,000**

Status: **Active**

County: **Chestermere**

Change: **-\$16k, 06-Nov**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **2002**
Lot Information
Lot Sz Ar: **8,915 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,457**
Low Sqft:
Ttl Sqft: **2,457**

DOM

42
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking
Ttl Park: **4**
Garage Sz: **4**

Access:
Lot Feat: **Back Lane,Back Yard,Irregular Lot,Landscaped,Private**
Park Feat: **Double Garage Attached,Double Garage Detached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Dryer,Electric Oven,Garage Control(s),Microwave,Range Hood,Washer,Window Coverings**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	11`11" x 9`6"
Family Room	Main	15`0" x 14`0"
Living Room	Main	11`11" x 10`6"
4pc Bathroom	Second	8`1" x 5`0"
Bedroom	Second	11`11" x 12`0"
Bonus Room	Second	18`0" x 24`7"
Walk-In Closet	Second	5`0" x 9`11"

Room	Level	Dimensions
2pc Bathroom	Main	4`6" x 4`8"
Kitchen	Main	16`2" x 14`0"
Office	Main	10`8" x 9`7"
4pc Ensuite bath	Second	8`3" x 11`10"
Bedroom	Second	10`8" x 13`0"
Bedroom - Primary	Second	17`0" x 13`8"
3pc Bathroom	Lower	7`4" x 5`11"

Bedroom	Lower	11`11" x 9`1"	Game Room	Lower	29`9" x 13`6"
Storage	Lower	7`3" x 13`1"	Furnace/Utility Room	Lower	14`4" x 9`10"
Legal/Tax/Financial					

Title: **Fee Simple**
 Legal Desc: **0013195**

Zoning: **R-1**

Remarks

Pub Rmks: *****PRICE REDUCED!!! Welcome to this beautiful 3 plus 1 bedroom ,4 bathroom two story home .Designed and built by the original owners with tons of upgrades including custom oversized windows ,hardwood flooring , upgraded insulation package ,underground sprinklers , beautifully landscaped yard with a garden and mature trees,, an attached 24 x 24 double garage and a detached secondary garage 20 x 26 in back yard !! Also includes a large RV parking pad in rear yard and access to paved back lane .This home has very high end finishes and is in ready to move in condition .There is ample living space , an open concept updated kitchen and adjoining family room . The bedrooms are generous in size ,including a spacious master bedroom with fully upgraded 4 pc ensuite and walk in closet .As you enter the home you are surrounded by lots of natural light a beautiful entry way and staircase ,high ceilings and a beautiful open concept loft area which is above the attached double garage. .New shingles on the roof and new siding installed in 2018. This home is in perfect condition and has been well cared for by the original owners. Fully finished basement with a good sized bedroom and a cold storage area, pool table and recreation room. This home boasts a 1/4 acre lots size ,low maintenance fully fenced yard with a large beautiful deck for outdoor entertainment .The floor is also plumbed for radiant heating . Come visit this lovely home in a quiet cul de sac you wont be disappointed.**

Inclusions: **N/A**
 Property Listed By: **eXp Realty**

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











