



THE
A-TEAM

**RE/MAX
FIRST**

131 STONEMERE Place, Chestermere T1X1N1

MLS®#: **A2170351** Area: **Westmere** Listing Date: **10/03/24** List Price: **\$409,900**
 Status: **Pending** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Row/Townhouse**
 City/Town: **Chestermere**
 Year Built: **2003**
Lot Information
 Lot Sz Ar:
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,283**
 Low Sqft:
 Ttl Sqft: **1,283**

DOM

14
Layout
 Beds: **3 (3)**
 Baths: **1.5 (1 1)**
 Style: **2 Storey**

Parking

Ttl Park: **2**
 Garage Sz: **1**

Access:

Lot Feat: **Backs on to Park/Green Space,Front Yard,Landscaped,Street Lighting,Private,Treed**
 Park Feat: **Driveway,Single Garage Attached**

Utilities and Features

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

Construction: **Stone,Vinyl Siding**
 Flooring: **Carpet,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Closet Organizers,Kitchen Island,No Animal Home,No Smoking Home,Quartz Counters**
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`11" x 5`1"
Living Room	Main	19`1" x 11`11"
Dining Room	Main	8`7" x 7`7"
Bedroom	Upper	9`3" x 11`7"
Bedroom - Primary	Upper	9`10" x 15`10"

Room	Level	Dimensions
Foyer	Main	7`7" x 8`1"
Bedroom	Upper	9`3" x 13`6"
Kitchen	Main	13`10" x 11`11"
4pc Bathroom	Upper	4`10" x 9`4"

Legal/Tax/Financial

Condo Fee:
\$444

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-3

Legal Desc: **0310475**

Remarks

Pub Rmks: **Welcome to this pristine and turn-key, nearly 1300 sq. ft. townhome that offers the perfect combination of style, comfort, and functionality. Located in the highly sought-after community of Westmere in Chestermere, this home truly has it all. Featuring 3 bedrooms upstairs, a spacious main floor with a separate office space, an attached garage, and a basement with large windows ready to be finished to your liking, it's designed to meet all your needs. The main level hosts a bright and spacious living area with large windows that fill the space with natural light, creating a warm and welcoming atmosphere. The living room flows effortlessly into the dining area, making it ideal for family meals or entertaining guests. The kitchen opens into the living room and features a breakfast bar and ample cabinet space. Upstairs, you'll find three generously sized bedrooms. The primary suite offers a peaceful retreat, complete with a large walk-in closet. The additional bedrooms are perfect for family members, guests, or even a home office, and they share a well-appointed full bathroom. This home has seen several recent updates, including brand new carpet upstairs, new flooring on the main level, new quartz kitchen counters, fresh paint throughout, and a new hot water tank, to name just a few. The attached garage adds convenience, providing secure parking and extra storage. Outside, the property features a lovely outdoor space, perfect for relaxing or outdoor play. The open green space behind the home offers a peaceful setting for unwinding after a long day. This family-friendly complex is minutes away from the lake, shopping, golf courses, schools, transit, and offers a quick commute to Calgary—making this location unbeatable. Don't miss out on this fantastic opportunity!**

Inclusions: **NA**
Property Listed By: **Royal LePage Solutions**

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









