

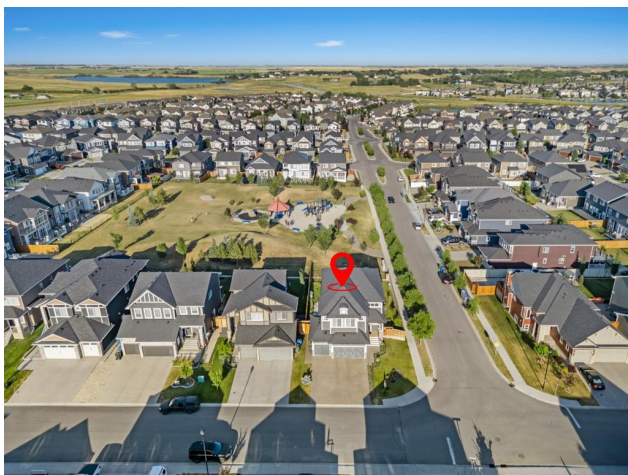


THE
A-TEAM

**RE/MAX
FIRST**

201 ASPENMERE Way, Chestermere T1X 0Y2

MLS® #: **A2170601** Area: **Westmere** Listing Date: **10/04/24** List Price: **\$1,074,999**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **2017**
Lot Information
 Lot Sz Ar: **6,510 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,822**
 Low Sqft:
 Ttl Sqft: **2,822**

DOM

2
Layout
 Beds: **6 (5 1)**
 Baths: **5.0 (5 0)**
 Style: **2 Storey**

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:

Lot Feat:

Back Yard,Backs on to Park/Green Space,Corner Lot,Fruit Trees/Shrub(s),No Neighbours Behind,Underground Sprinklers,Rectangular Lot

Park Feat:

Driveway,Insulated,See Remarks,Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Lighting,Private Yard,Rain Gutters**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Closet Organizers,Double Vanity,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Quartz Counters,Separate Entrance,Soaking Tub,Walk-In Closet(s),Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	10`4" x 10`0"	3pc Bathroom	Main	9`0" x 4`9"
Bedroom - Primary	Second	15`2" x 13`1"	5pc Ensuite bath	Second	15`5" x 11`2"
Bedroom	Second	10`11" x 18`1"	4pc Ensuite bath	Second	5`0" x 9`1"
Bedroom	Second	10`11" x 14`7"	Bedroom	Second	10`0" x 13`5"

4pc Bathroom	Second	10`0" x 5`0"	Bedroom	Basement	12`10" x 9`10"
3pc Bathroom	Basement	8`0" x 4`11"	Living Room	Main	15`0" x 15`4"
Kitchen	Main	16`1" x 7`10"	Spice Kitchen	Main	5`7" x 9`7"
Dining Room	Main	15`1" x 12`5"	Bonus Room	Second	20`7" x 17`0"
Walk-In Closet	Second	10`0" x 6`7"	Game Room	Basement	29`6" x 30`1"
Other	Basement	8`0" x 5`4"			

Legal/Tax/Financial

Title:
Fee Simple
 Legal Desc: **1513280**

Zoning:
R-1

Remarks

Pub Rmks: **Corner Lot Backing onto Park | No Neighbours behind | East/West Facing | Central Air | Main Level Bedroom & 3pc Bath | Chef's Kitchen | Spice Kitchen | Pantry | Full Height Cabinets | Expansive Living Space | Main Level Laundry | Gas & Electric Fireplace | 2 Upper Primary Bedrooms | Upper Bonus Room | Finished Basement with covered Separate Entry | Wet Bar | Large Rec Room | Basement Bedroom & 3pc Bath | Large Deck | Fully Fenced Backyard | Front Attached Triple Garage | Plug for Car Charging | Water Softener | Central Vacuum fitting | Rough-in Solar. Welcome to this stunning 2-storey family home boasting 3944 SqFt throughout the main, upper & basement levels with 6-bedrooms & 5-bathrooms. Open the front door to a foyer with closet storage & space for bench seating. The main level features a bedroom with closet space & a 3pc bath with a walk-in which is great for multigenerational living or overnight guests! Head further into the home to a grand open floor plan kitchen, dining & family room. The gourmet chef's kitchen is outfitted with stainless steel appliances, full height cabinets, granite countertops & a large centre island with barstool seating. Keep this kitchen sparkling & put the spice kitchen to use! The spice kitchen has an electric stove, range hood, cabinetry & a walk-in pantry. The East facing dining & living rooms are full of natural morning light. The door off the dining room opens to deck & backyard making indoor/outdoor living easy! The family room is accented with a gas fireplace complementing the comfort of the home. The main level is complete with hall laundry to not take away from any living space. Upstairs holds 4 Bedrooms- 2 Primary & 2 additional, 3 full bathrooms & a bonus room. The first primary bedroom is expansive with large windows that overlook the park & playground. The first primary is accompanied by a walk-in closet & a 5pc ensuite with a deep soaking tub, walk-in shower, double vanity & private washing closet. The 2nd primary bedroom has a large closet & 4pc ensuite with a tub/shower combo. Bedrooms 3 & 4 on this upper level are both great sized & share the main 4pc bath with a tub/shower combo. The upper level bonus room is just that; a bonus! This is a great space to unwind in the evenings with your family. Downstairs, the finished basement has a separate entry. The basement level has an incredible living space that can be used as your family sees fit! The rec room has an electric fireplace that adds both style & comfort to the space. The wet bar is a great space for entertaining friends; a raised bar with seating, ample cabinet storage, a beverage cooler & sink. The basement has a great sized bedroom & a 3pc bath with a walk-in shower. Outside is a spacious backyard with a large deck, plenty of lawn & direct access to the Aspenmere Park! The front attached triple garage & driveway allow for 6 vehicles to be parked at all times plus street parking is readily available too! Hurry & book your showing at this stunning home!**

Inclusions:
 Property Listed By: **Spice Kitchen: Range hood, Electric stove
 RE/MAX Crown**

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

