



THE
A-TEAM

**RE/MAX
FIRST**

132 SPRINGMERE Grove, Chestermere T1X 0B5

MLS®#: **A2176222** Area: **Westmere** Listing Date: **10/30/24** List Price: **\$568,000**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Semi Detached (Half Duplex)**
 City/Town: **Chestermere**
 Year Built: **2007**
Lot Information
 Lot Sz Ar: **3,208 sqft**
 Lot Shape:
 Access:
 Lot Feat: **City Lot,Cleared,Lawn,Low Maintenance Landscape,Landscaped,Level,Open Lot,Rectangular Lot**
 Park Feat: **Double Garage Attached**

DOM

70
Layout
 Beds: **3 (3)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey,Side by Side**
Parking
 Ttl Park: **4**
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Vinyl Siding,Wood Frame**
 Heating: **Fireplace(s),Forced Air,Natural Gas** Flooring: **Carpet,Ceramic Tile,Laminate,Vinyl**
 Sewer: Water Source:
 Ext Feat: **None** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Range Hood,Refrigerator,Washer,Window Coverings**
 Int Feat: **Built-in Features,Kitchen Island,Laminate Counters,No Smoking Home,Open Floorplan,Pantry,Storage,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main		Dining Room	Main	12`4" x 12`2"
Foyer	Main	7`11" x 7`3"	Kitchen	Main	13`10" x 12`2"
Living Room	Main	16`4" x 14`9"	4pc Bathroom	Upper	
4pc Ensuite bath	Upper		Bedroom	Upper	10`2" x 11`4"
Bedroom	Upper	10`5" x 12`10"	Family Room	Upper	15`11" x 15`7"
Bedroom - Primary	Upper	12`11" x 13`11"	3pc Bathroom	Basement	
Den	Basement	12`9" x 14`3"	Den	Basement	13`1" x 11`6"

Game Room

Basement

15`9" x 14`3"

Legal/Tax/Financial

Condo Fee:
\$433

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
DC

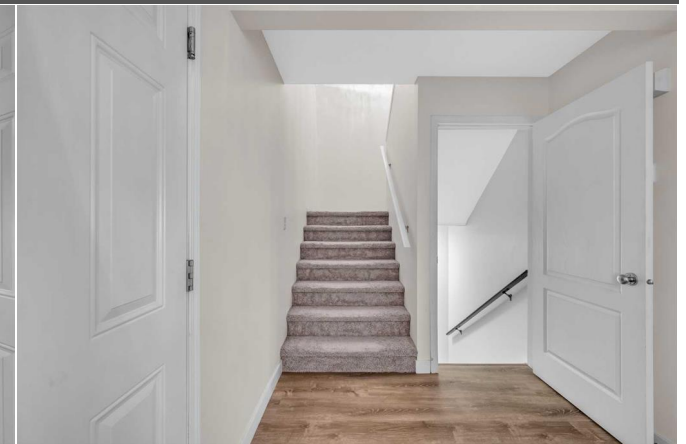
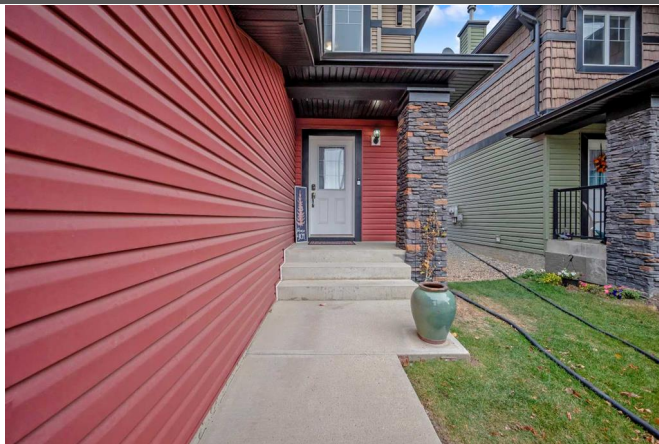
Legal Desc: **0712639**

Remarks

Pub Rmks: **Charming Family Home in Westmere - Spacious 4-Bed, 3.5-Bath with Upgraded Features Nestled in the family friendly community of Westmere, this inviting 2 storey home is conveniently located near schools and amenities, offering an ideal lifestyle for families. With 4 bedrooms and 3.5 baths, this property boasts an open concept main floor and numerous upgrades that make it truly move in ready. Upon entry, a spacious foyer welcomes you, leading to the bright Living Room, complete with a cozy corner gas fireplace. The kitchen is a chef's delight, featuring maple white \cabinets with pot drawers, a center island, a corner pantry, and sleek stainless steel appliances. Adjacent to the kitchen, a roomy dining nook opens onto a maintenance free deck, perfect for outdoor entertaining. Main floor conveniences include laundry and brand new flooring. The upper level offers a large Bonus Room and 3 spacious bedrooms, including the master suite with a 4-piece ensuite featuring a separate tub and shower. The fully developed basement, designed as an illegal suite, boasts 9 foot ceilings, large windows, and a flexible layout. Currently set up as a spa with a kitchen, it includes an entertainment area, an additional bedroom, and a full bath. Additional updates include a new furnace and AC unit (2021), sump pump, and upgraded electrical in the basement and garage (wired for a heater or stove). This home is part of a bare land condo with fees of \$433, which cover all lawn care and snow removal, making maintenance a breeze. Situated in a quiet, mature area of Westmere, this home provides space, comfort, and convenience in an ideal location. Don't miss out priced to sell and ready for you to call home!**

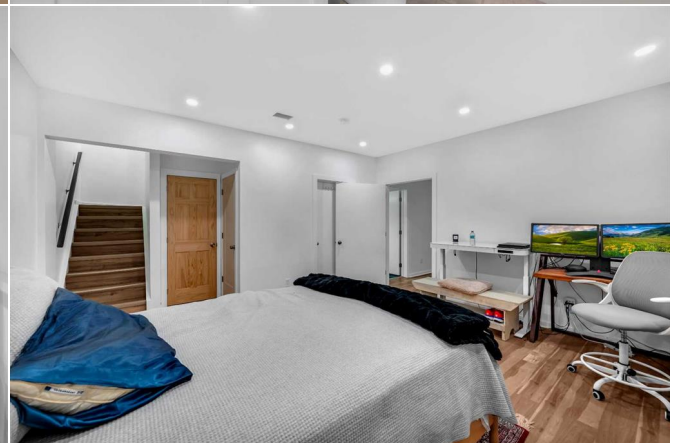
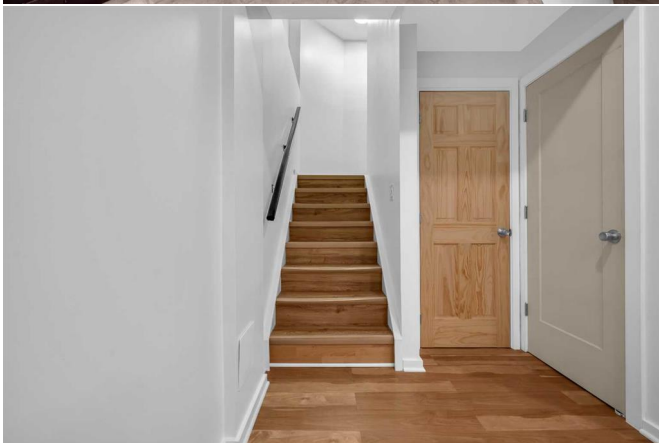
Inclusions:
Property Listed By: **N/A**
RE/MAX Real Estate (Central)

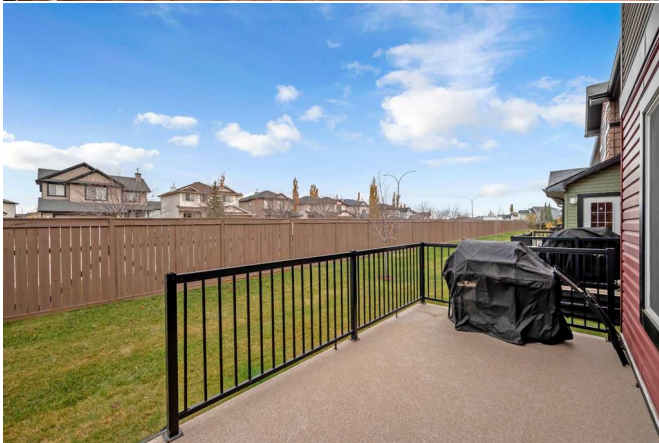
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













132 Springmere Grove, Chestermere, AB

Main Floor Exterior Area 815.71 sq ft
 Interior Area 522.01 sq ft
 Excluded Area 432.24 sq ft



PREPARED: 2024/10/29

While regions are excluded from total floor area in GUSSE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

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Upper Floor Exterior Area 1150.01 sq ft
 Interior Area 1083.63 sq ft



PREPARED: 2024/10/29

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Basement (Below Grade) Exterior Area 387.01 sq ft
 Interior Area 705.61 sq ft



PREPARED: 2024/10/29

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