



THE
A-TEAM

**RE/MAX
FIRST**

157 ASPENMERE DRIVE , Chestermere T1X0P2

MLS® #: **A2177920**

Area: **Westmere**

Listing Date: **11/07/24**

List Price: **\$824,990**

Status: **Pending**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **2013**
Lot Information
Lot Sz Ar: **5,826 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **2,372**
Low Sqft:
Ttl Sqft: **2,372**

DOM

13
Layout
Beds: **5 (3 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Front Yard**
Park Feat: **Insulated,Oversized,Triple Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **High Efficiency**
Sewer:
Ext Feat: **Fire Pit,Garden**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator**
Int Feat: **High Ceilings,Low Flow Plumbing Fixtures,No Animal Home,No Smoking Home,Tankless Hot Water**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`3" x 5`0"
Foyer	Main	10`0" x 6`0"
Laundry	Main	9`6" x 8`8"
Living Room	Main	16`0" x 13`5"
4pc Ensuite bath	Second	10`10" x 10`4"
Bedroom	Second	10`1" x 11`6"
Bedroom - Primary	Second	14`3" x 18`2"
3pc Bathroom	Basement	7`1" x 5`3"
Bedroom	Basement	11`5" x 13`10"
Game Room	Basement	11`3" x 17`4"

Room	Level	Dimensions
Dining Room	Main	12`10" x 9`1"
Kitchen	Main	12`11" x 8`4"
4pc Bathroom	Second	10`1" x 5`8"
Office	Main	13`11" x 9`11"
Bedroom	Second	14`2" x 9`11"
Family Room	Second	20`11" x 15`10"
Walk-In Closet	Second	4`4" x 10`4"
Bedroom	Basement	10`3" x 9`4"
Kitchen	Basement	4`1" x 13`3"
Furnace/Utility Room	Basement	16`8" x 15`7"

Title:
Fee Simple
Legal Desc:

Zoning:
R1

1210735

Remarks

Pub Rmks: **Luxurious 5-Bedroom Home in Westmere, Chestermere with 2 bedroom illegal suite. Discover the epitome of modern living in this stunning 2-storey Landmark Green home(Solex 2) located in the desirable Westmere community. Boasting over 2300 sq ft of developed space, this fully upgraded property offers an open floorplan, and a range of high-end features for an unparalleled living experience. Main Floor: 9'ft ceiling, Upgraded Hardwood floors Gourmet Kitchen: Granite countertops, Plumbed and wired kitchen island , Microwave OTR, Stand in Electric range, double door fridge with water dispenser , and a walk-through pantry. Great Room: Open concept with a gas fireplace and large windows. Separate Living Room: perfect for entertaining. 2 separate Laundry Room/Mud Room: Black Stainless Steel appliances with ample storage. High Ceilings & Pot Lights: 9ft smooth ceilings and lots of windows create a bright and airy ambiance. AC unit included Upper Level: Bonus Room: Huge/Spacious with big windows, perfect for a playroom or media room. 5 piece Master Suite: Luxurious with a soaker tub, separate stand in shower, and a huge walk-in closet. Additional Bedrooms: Three generously sized bedrooms and another bathroom on upper floor. Basement: Illegal Suite: Includes 2 bedrooms, a full bathroom, living area, walk-in closet, & storage space. Separate Entrance with it's own side sideyard . Additional Features: Triple Attached Garage: Fully finished & spacious. Energy-Efficient Upgrades: High-efficiency furnace, on-demand tankless water heater, and triple-pane PVC LOW E windows. Concrete composite siding & stone exterior. Professional landscaped yard with underground sprinklers and stamped concrete driveway, walkway, patio, pad & firepit Outdoor Living: On Cul-de-Sac, green spaces and proximity to the lake, perfect for relaxing. Proximity to Amenities: Close to grocery stores, schools, medical offices, restaurants, and only a 20-minute drive to Calgary Airport. Excellent access to Stoney Trail and Hwy 1.**

Inclusions: **Basement Suite Appliances**
Property Listed By: **eXp Realty**

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













