



THE
A-TEAM

**RE/MAX
FIRST**

144 OAKMERE Place, Chestermere T1X 1L1

MLS®#: **A2178131**

Area: **Westmere**

Listing Date: **11/14/24**

List Price: **\$699,900**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **2002**
Lot Information
Lot Sz Ar: **5,941 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,162**
Low Sqft:
Ttl Sqft: **2,162**

DOM

37
Layout
Beds: **3 (3)**
Baths: **3.0 (3 0)**
Style: **2 Storey**

Parking

Ttl Park: **8**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Low Maintenance Landscape,Landscaped**
Park Feat: **Additional Parking,Alley Access,Boat,Concrete Driveway,Double Garage Attached,Front Drive,Garage Door Opener,Garage Faces Front,Guest,Off Street,Parking Pad,RV Access/Parking,RV Gated**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central,High Efficiency,Forced Air,Natural Gas**
Sewer:
Ext Feat: **BBQ gas line,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Range,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Bathroom Rough-in,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Skylight(s),Sump Pump(s),Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	5`2" x 10`8"
Foyer	Main	9`5" x 7`6"
Living Room	Main	14`6" x 12`11"
4pc Bathroom	Second	4`11" x 8`5"
Bedroom	Second	10`0" x 10`5"
Bonus Room	Second	19`0" x 17`1"

Room	Level	Dimensions
Dining Room	Main	10`0" x 6`1"
Kitchen	Main	21`0" x 13`10"
Office	Main	11`5" x 8`11"
4pc Ensuite bath	Second	8`11" x 12`8"
Bedroom	Second	9`11" x 11`9"
Bedroom - Primary	Second	15`4" x 14`10"

Walk-In Closet

Second

9`4" x 4`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0013195

Zoning:
R-1

Remarks

Pub Rmks:

Welcome home to 144 Oakmere Place, a very well-maintained gem in the heart of Westmere, Chestermere! Priced to sell, this 2,162 sq. ft. home has everything a growing family or outdoor enthusiast could dream of. With 3 spacious bedrooms, 2.5 bathrooms, and a comfortable and bright open layout, this home offers plenty of space for everyday living and entertaining. Inside, you'll find a thoughtfully designed layout that includes a cozy family room with tall ceilings, a bright kitchen with modern appliances, a dining area perfect for family dinners, and a large rear deck for your outdoor living. Each room offers plenty of natural light and storage, with the master suite featuring an en-suite bathroom for your private retreat. A total of 2.5 bathrooms ensures no one is ever waiting in line during busy mornings. The real standout here is the outdoor space. Not only do you have a front-drive garage, but also a rear alley with an oversized concrete pad for additional parking, ideal for your RV, boat, or recreational vehicles—making this home a perfect match for families who love the great outdoors. The backyard is low maintenance, so you can spend more time enjoying it than working on it, whether that means barbecues, weekend gatherings, or simply relaxing with family. Situated in the sought-after community of Westmere, you'll enjoy a safe, family-friendly neighborhood close to great schools, shopping, dining, and Chestermere Lake. This home is ready for you to move right in and start making your own family memories. Don't miss out on this rare opportunity to own a very well maintained, beautiful, spacious, and practical home with room for all the toys. Schedule a viewing today and see firsthand everything this wonderful property has to offer!

Inclusions:
Property Listed By:

NA
eXp Realty

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













