



THE
A-TEAM

**RE/MAX
FIRST**

163 SPRINGMERE Way, Chestermere T1X 1P1

MLS®#: **A2178347**

Area: **Westmere**

Listing Date: **11/08/24**

List Price: **\$779,900**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **2003**

Lot Information

Lot Sz Ar: **5,926 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,884**

Low Sqft:

Ttl Sqft: **1,884**

DOM

12

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Few Trees,Lawn,Low Maintenance Landscape,Landscaped,Level**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Stone,Vinyl Siding,Wood Frame

Flooring:

Carpet,Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Oven,Dishwasher,Dryer,Electric Range,Gas Cooktop,Microwave,Microwave Hood Fan,Range Hood,Refrigerator,Washer

Int Feat:

Built-in Features,Kitchen Island,Quartz Counters,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	6`1" x 5`7"
Kitchen	Main	15`8" x 9`11"
Dining Room	Main	11`0" x 10`5"
Bedroom	Second	12`10" x 9`3"
4pc Bathroom	Second	4`11" x 7`4"
Bedroom - Primary	Second	14`2" x 13`10"
Bonus Room	Basement	10`5" x 8`2"

Room	Level	Dimensions
Foyer	Main	8`8" x 8`8"
Living Room	Main	15`8" x 15`1"
Family Room	Second	13`5" x 21`0"
Bedroom	Second	12`5" x 8`8"
4pc Ensuite bath	Second	8`3" x 8`3"
Furnace/Utility Room	Basement	12`1" x 12`0"
Game Room	Basement	19`8" x 15`4"

4pc Bathroom
Bedroom

Basement
Basement

4`11" x 8`2"
10`1" x 9`5"

Kitchen

Basement

9`8" x 8`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0213643

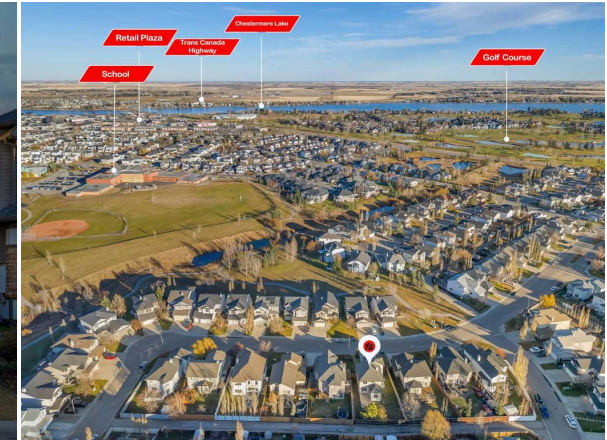
Zoning:
R-1

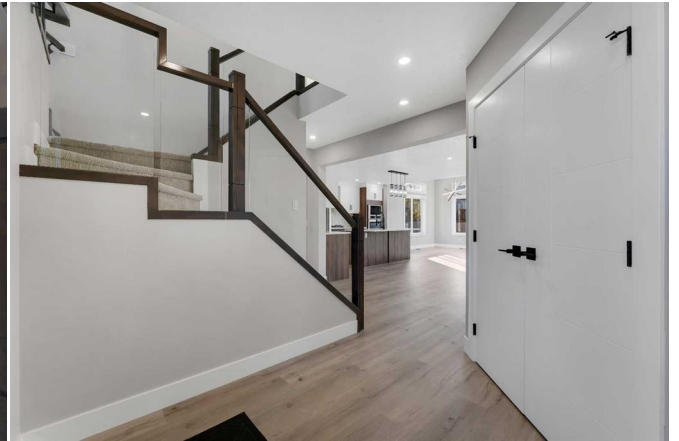
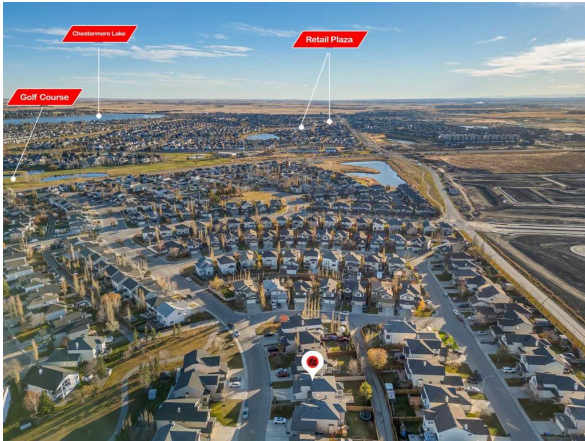
Remarks

Pub Rmks: **OVER 2600SQFT LIVEABLE SPACE, FULLY RENOVATED, ILLEGAL SUITE SEPARATE ENTRY, HUGE DECK, 2 CAR GARAGE - 4 BATHS, 4 BEDS (BASEMENT BONUS ROOM THAT CAN BE USED AS A BEDROOM) - ELEGANT DESIGN AND MODERN FINISHING - This home begins with a foyer that leads to an OPEN FLOOR PLAN, living, dining and bedroom. Here large windows bring a lot of natural light and a fireplace warms the space. The kitchen is fully equipped with all STAINLESS STEEL APPLINACES and BUILT IN FEATURES. LAUNDRY and A 2PC bathroom complete this level. The DECK is OVERSIZED and leads to a large backyard and this lot also features a back lane. A 2 CAR ATTACHED GARAGE adds convenience to this home. The upper level has 3 BEDS 2 BATHS, one of which is a 4PC ensuite with walk in closet and SOAK TUB. A family room completes this level. The BASEMENT ILLEGAL SUITE with SEPARATE ENTRY and LAUNDRY ROUGH-INS features 1 bathroom, 1 bedroom and a BONUS room that can be used as an additional bedroom. The kitchen is features all STAINLESS STEEL APPLINACES, and a large rec room completes this level. This home is in a solid location with schools, shops and walk/bike paths all close by.**

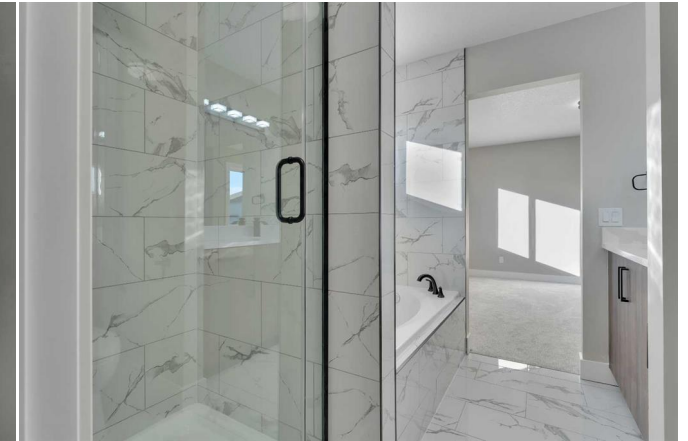
Inclusions:
Property Listed By: **Refrigerator
Real Broker**

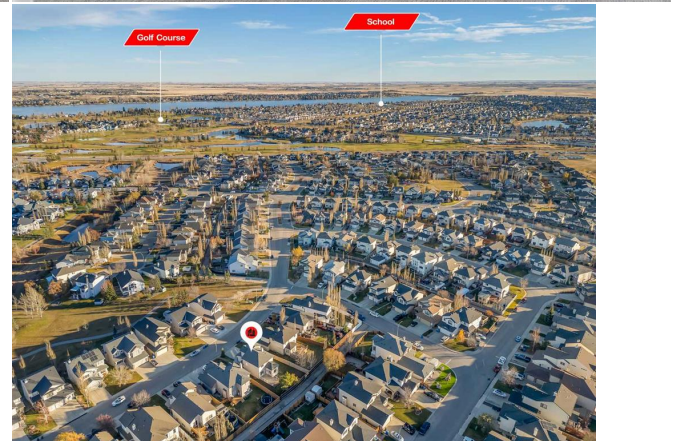
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123

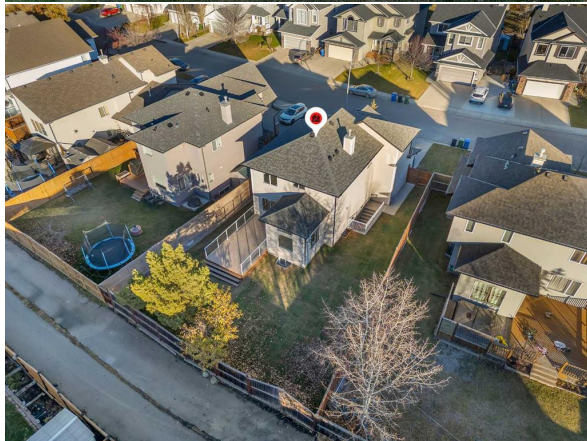
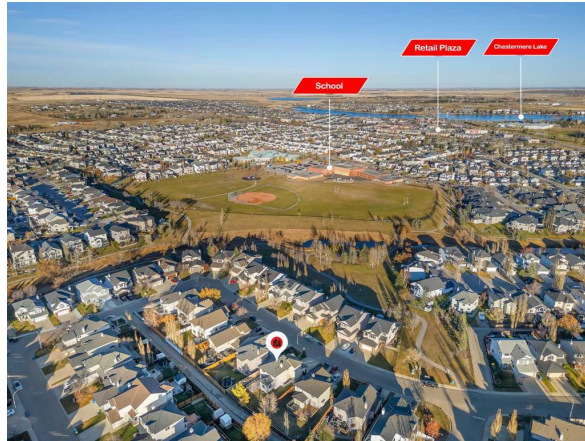
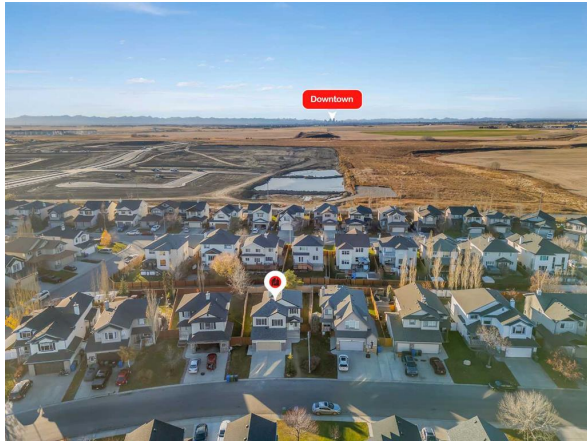












163 Springmere Way, Chestermere, AB

Main Floor Exterior Area 882.07 sq ft
Interior Area 781.43 sq ft
Excluded Area 510.67 sq ft



0 5 10

PREPARED: 2024/11/05



Water regions are excluded from total floor area in eGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

163 Springmere Way, Chestermere, AB

1st Floor Exterior Area 1022.58 sq ft
Interior Area 538.52 sq ft



0 3 6

PREPARED: 2024/11/05



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163 Springmere Way, Chestermere, AB

Basement (Below Grade) Estimator Area 755.63 sq ft
Insulator Area 723.05 sq ft



PREPARED: 2024/1/15/8



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