



THE
A-TEAM

**RE/MAX
FIRST**

281 WESTCHESTER Green, Chestermere T1X 1E2

MLS® #: **A2178583** Area: **Chestermere Estates** Listing Date: **11/11/24** List Price: **\$689,900**
Status: **Pending** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **1996**
Lot Information
Lot Sz Ar: **7,002 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,422**
Low Sqft:
Ttl Sqft: **2,422**

DOM

10
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Few Trees,Lawn,Low Maintenance Landscape,Landscaped,Level,Private**
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Ceiling Fan(s),Chandelier,Kitchen Island,Soaking Tub,Vaulted Ceiling(s)**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	22`5" x 15`4"
2pc Bathroom	Main	5`9" x 4`7"
Kitchen	Main	14`10" x 10`8"
Family Room	Main	16`0" x 12`3"
4pc Ensuite bath	Second	9`10" x 11`0"
Bedroom	Second	13`0" x 9`11"
Bedroom	Basement	13`3" x 12`8"

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

Game Room
3pc Bathroom

Basement
Basement

19`2" x 22`10"
8`0" x 7`11"

Storage
Furnace/Utility Room
Legal/Tax/Financial

Basement
Basement

10`5" x 7`11"
15`5" x 8`10"

Title:
Fee Simple
Legal Desc:

9510330

Zoning:
R-1

Remarks

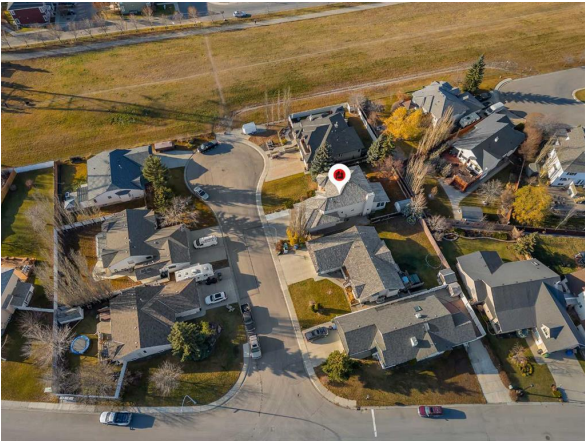
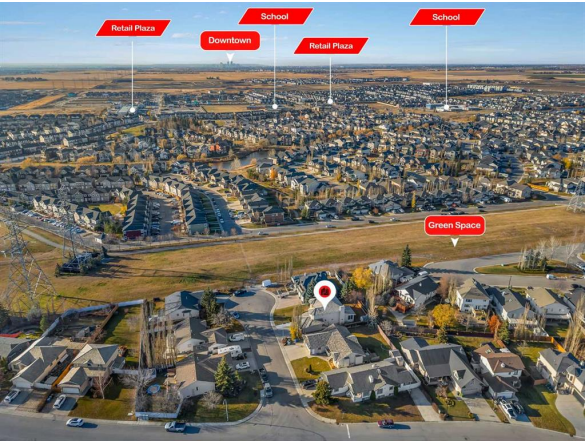
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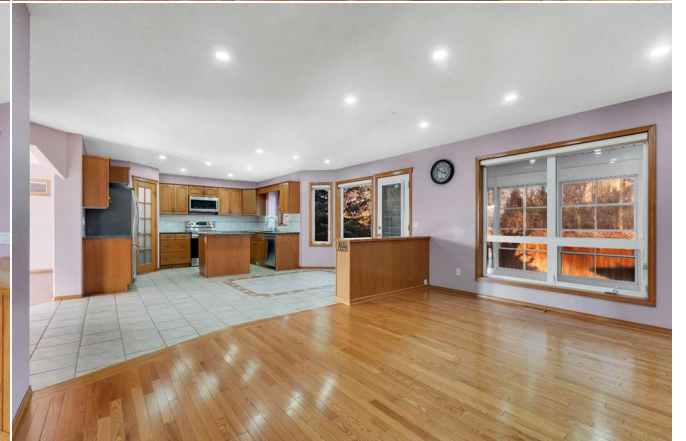
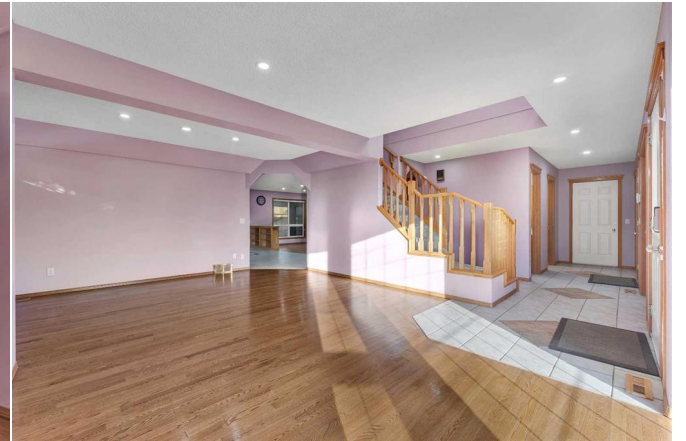
STEPS FROM THE LAKE, CUL-DE-SAC, GREEN SPACE, OVER 7000 SQFT LOT, ALMOST 3500 SQFT LIVEABLE SPACE - 5 BEDS (OFFICE CAN BE USED AS ADDITIONAL), 4 BATHS, ENCLOSED PATIO WITH HUGE BACKYARD - PRISTINE HOME with an ELEGANT DESIGN - This home begins with a foyer that opens to a main living space that features a floor to ceiling window. This level has an office, which can be used as an additional bedroom, and a 2PC bathroom, and LAUNDRY adds convenience. This level continues with an OPEN FLOOR PLAN kitchen, dining room and living room with large windows bring in a lot of natural light and a fireplace warms the space. The ENCLOSED DECK adjoins this living room and overlooks the LARGE PRIVATE BACKYARD with EXTERNAL PATIO. The kitchen is complete with all STAINLESS STEEL APPLIANCES and tiled floors. The upper level boasts 4 BEDS and 2 BATHS one of which is a 4PC. An open to below foyer adds class to this home. The basement has 1 BED and 1 BATH with lots of storage and a large REC ROOM. This home is on a peaceful CUL-DE-SAC that ends in GREEN SPACE and is steps from the LAKE, schools and shops.

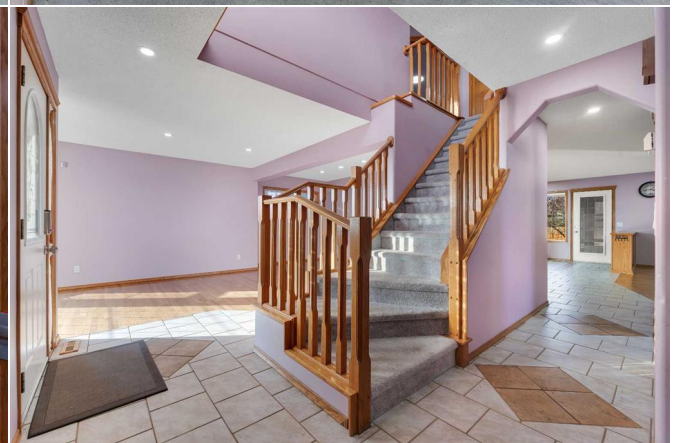
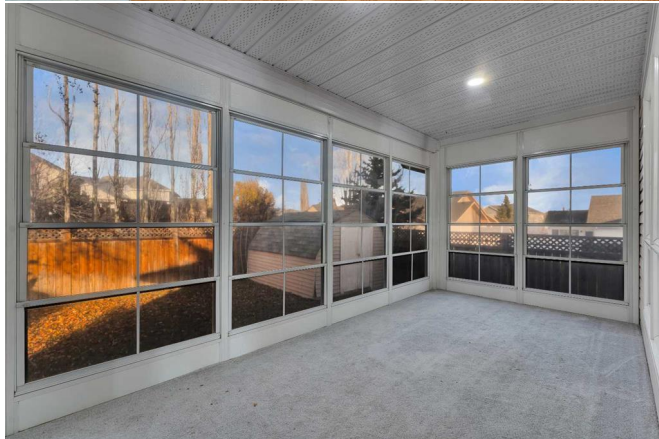
Inclusions:
Property Listed By:

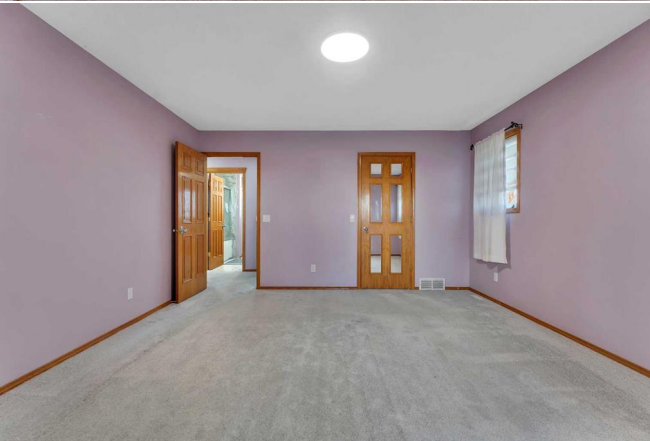
N/A
Real Broker

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

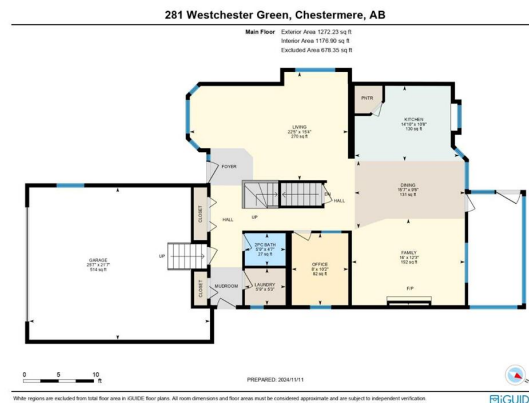
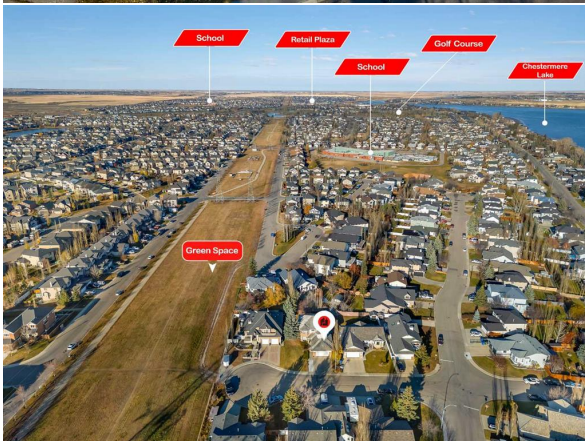
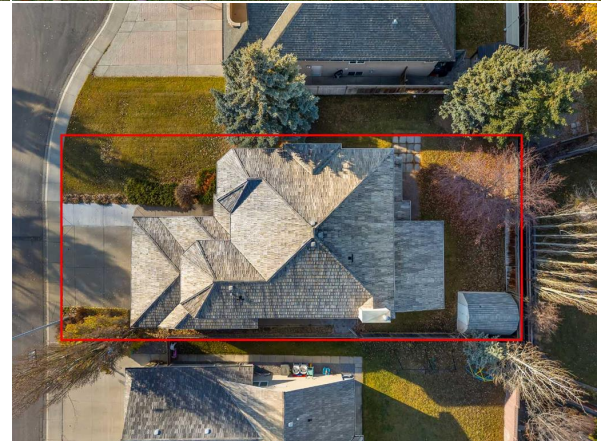
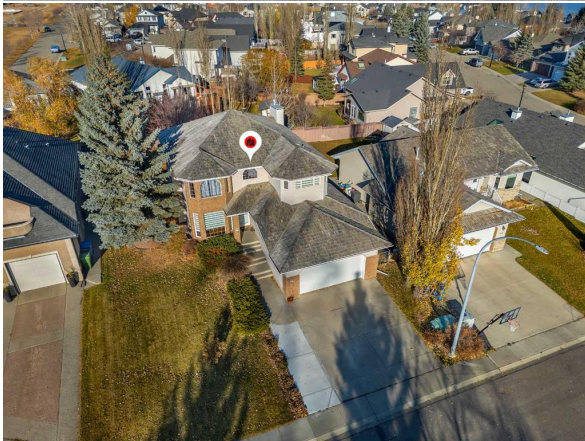












White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



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281 Westchester Green, Chestermere, AB

Basement (Below Grade)	Exterior Area 1128.49 sq ft Interior Area 1047.34 sq ft
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0 3 6 ft PREPARED: 2024/11/11

0 3 6 ft PREPARED: 2004/11/11

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