



THE
A-TEAM

**RE/MAX
FIRST**

164 STONEMERE Place, Chestermere T1X 1N1

MLS®#: **A2179007**

Area: **Westmere**

Listing Date: **11/19/24**

List Price: **\$414,900**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Chestermere**
Year Built: **2002**

Lot Information

Lot Sz Ar:
Lot Shape:

Finished Floor Area

Abv Sqft: **1,307**
Low Sqft:
Ttl Sqft: **1,307**

DOM

1
Layout
Beds: **3 (3)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz: **1**

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Rain Gutters**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
Int Feat: **Closet Organizers,Kitchen Island,No Smoking Home,Storage,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`0" x 5`3"
Dining Room	Main	7`10" x 8`9"
Living Room	Main	11`6" x 12`0"
Bedroom	Upper	9`5" x 11`10"
Bedroom - Primary	Upper	11`1" x 15`9"
Game Room	Basement	13`0" x 29`1"

Room	Level	Dimensions
Den	Main	8`9" x 7`8"
Kitchen	Main	7`10" x 7`10"
4pc Bathroom	Upper	5`0" x 9`2"
Bedroom	Upper	9`5" x 13`10"
4pc Bathroom	Basement	5`9" x 7`11"
Furnace/Utility Room	Basement	5`9" x 10`4"

Legal/Tax/Financial

Condo Fee:
\$444

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R3

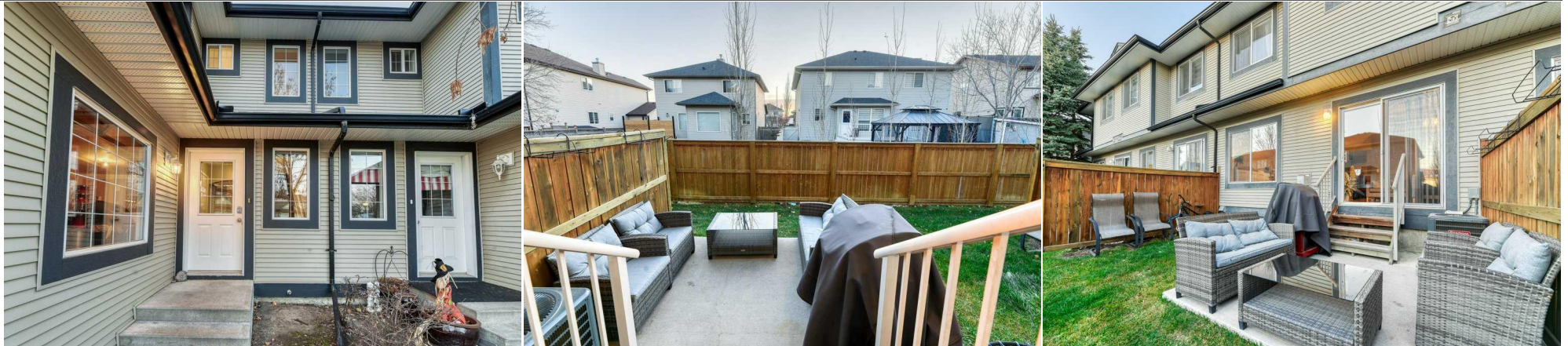
Legal Desc: **0312287**

Remarks

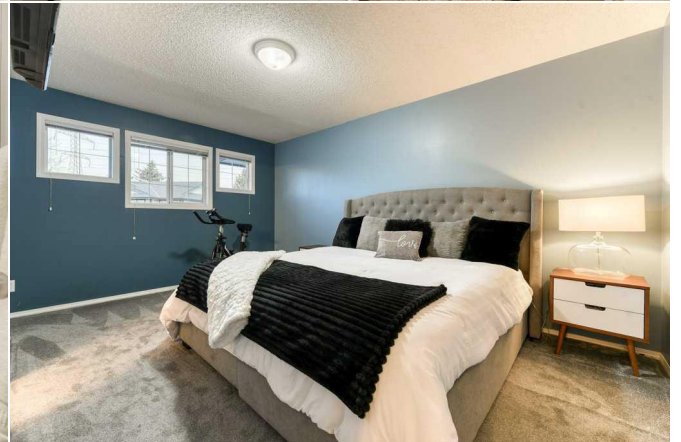
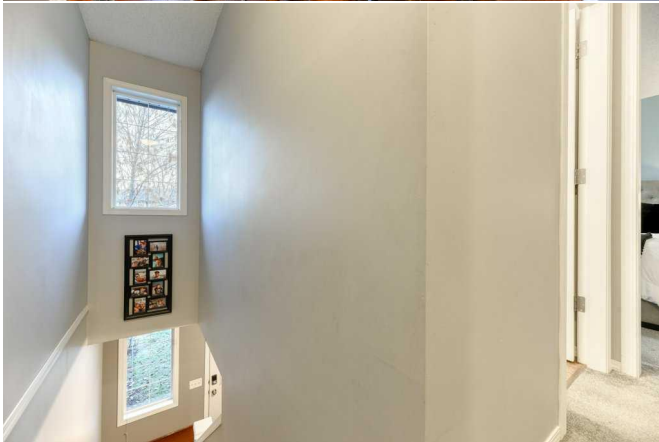
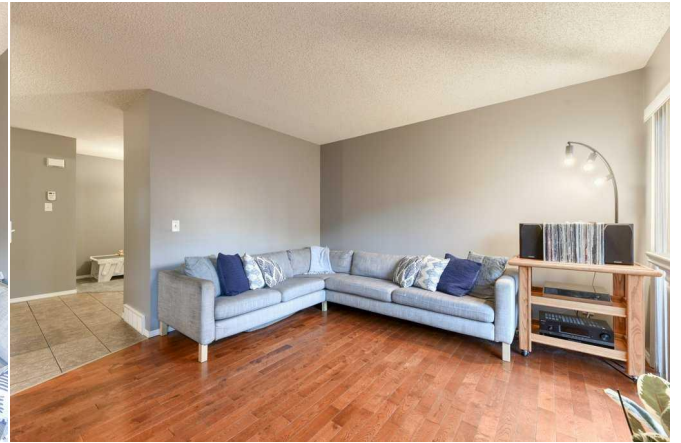
Pub Rmks: **Experience carefree living in the heart of Westmere - one of Chestermere's most sought after communities. This fully finished & air conditioned 2 story townhome with attached garage offers over 1900 sq ft of living space and is in an ideal location close to schools, parks, pathways and all amenities. The main living area is open concept and is flooded with natural light from the large windows in the dining room & sliding patio doors in the living room. A raised breakfast bar between the kitchen and dining area can be used for seating and adds to the spacious open feel of this unit. The cozy gas fireplace is a welcome luxury creating both warmth and ambience when the weather is cooler. An open flex room can be used as an office, sitting room or playroom depending on your needs. The 2 pc bath on this level has a full counter and plenty of storage space. Upstairs you'll find 3 good sized bedrooms including a generous primary with a cheater ensuite bath complete with a bath tub that is a must with little ones. The other 2 bedrooms are each a good size with big windows for lots of natural light. This is an ideal layout for a young family. There's lots of room for entertaining or hanging out as a family in the fully finished basement where you'll enjoy a spacious recreation area, a full bath plus ample storage space complete with washer & dryer. The partially fenced backyard is just off the living area and has a nice sized patio with plenty of room for your patio furniture & grill plus there is still some grassy area left for kids and pets to play. You'll love spending time in this private little oasis during the warmer months. This move in ready home has just been freshly painted and is ideal for a young family or someone looking for a low maintenance lifestyle. The family friendly complex is well managed and quiet with only local traffic and both snow removal and exterior maintenance including lawn care is taken care of for you. You're going to love living in Chestermere! Book your showing today before it is gone.**

Inclusions:
Property Listed By: **2 tv brackets
RE/MAX Key**

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









164 Stonemere Pl, Chestermere, AB

Main Floor Exterior Area 477.94 sq ft
Interior Area 552.21 sq ft
Excluded Area 235.19 sq ft



0 2 4 6 ft PREPARED: 2024/11/13
 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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2nd Floor Exterior Area 489.84 sq ft
Interior Area 423.91 sq ft



0 2 4 6 ft PREPARED: 2024/11/13
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Basement (Below Grade) Exterior Area 586.59 sq ft
Interior Area 529.17 sq ft



0 2 4 6 ft PREPARED: 2024/11/13
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