



THE
A-TEAM

**RE/MAX
FIRST**

117 ASPENMERE Bay, Chestermere T1X 0T6

MLS® #: **A2179067** Area: **Westmere** Listing Date: **11/13/24** List Price: **\$979,888**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **2015**
Lot Information
 Lot Sz Ar: **7,793 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,561**
 Low Sqft:
 Ttl Sqft: **2,561**

DOM

38
Layout
 Beds: **4 (4)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **3**
 Garage Sz: **3**

Access:

Lot Feat: **Backs on to Park/Green Space,Cul-De-Sac,Greenbelt,Landscaped,Underground Sprinklers,Pie Shaped Lot,Treed**

Park Feat:

Aggregate,Heated Garage,Insulated,Oversized,Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Balcony,BBQ gas line,Garden,Playground**

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

Kitchen Appl: **Built-In Gas Range,Built-In Oven,Central Air Conditioner,Dishwasher,Garage Control(s),Range Hood,Washer/Dryer,Wine Refrigerator**
 Int Feat: **Bathroom Rough-in,Bookcases**
 Utilities:

Room Information

| Room | Level | Dimensions |
|-------------------------|--------------|----------------------|
| Great Room | Main | 15`4" x 12`7" |
| Dining Room | Main | 12`9" x 9`5" |
| 2pc Bathroom | Main | 5`0" x 4`8" |
| Mud Room | Main | 11`0" x 6`10" |
| 5pc Ensuite bath | Upper | 12`6" x 12`5" |

| Room | Level | Dimensions |
|--------------------------|--------------|-----------------------|
| Kitchen | Main | 18`2" x 13`3" |
| Den | Main | 14`0" x 8`4" |
| Foyer | Main | 9`7" x 7`9" |
| Bedroom - Primary | Upper | 16`0" x 14`10" |
| Walk-In Closet | Upper | 12`7" x 6`6" |

Laundry
Bedroom
Bonus Room

Upper
Upper
Upper

9`6" x 6`8"
10`5" x 10`6"
14`0" x 13`10"

Bedroom
Bedroom
4pc Bathroom

Upper
Upper
Upper

13`9" x 9`6"
11`9" x 10`6"
10`3" x 4`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R 1

1313337

Remarks

Pub Rmks:

SIMPLY THE PERFECT ESTATE FAMILY HOME! Stunning 4 bedrooms up with VAULTED Bonus room, & Balcony overlooking park & playground for all ages! HUGE PIE LOT ON QUIET CUL-DU-SAC SIDING TO PARK CLOSE TO PATHWAYS, LAKE & SHOPPING! HEATED, DRYWALLED & INSULATED Triple Garage. 2561 SQ.FT. WITH OPEN FLOOR PLAN STARTING WITH BIG FOYER OFF OPEN STAIR CASE TO UPPER FLOOR. PRIVATE MAIN FLOOR OFFICE WITH QUIET VIEW OF THE PARK. GREAT ROOM WITH FIREPLACE & FLOOR TO CEILING MARBLE SURROUND OPEN TO GORGEOUS CUSTOM KITCHEN WITH LARGE BREAKFAST BAR ISLAND, QUARTZ COUNTERS, TOP END STAINLESS APPLIANCES WITH BUILT IN OVENS, GAS RANGE & WINE/BEVERAGE FRIDGE. LARGE DINING ROOM OFF FRENCH DOORS TO COMPOSITE DECK WITH BARBECUE GAS LINE SURROUNDED BY BEAUTIFUL PROFESSIONALY LANDSCAPED LOT! INCREDIBLE FINISHINGS THROUGHOUT WITH HARDWOOD & TILE FLOORS, CENTRAL AIR CONDITIONING, SOFT CLOSE CABINETS, SOLID CORE 8 FT. DOORS, KOHLER FIXTURES, UPGRADED LIGHTING, ETC.... FANTASTIC UPPER FLOOR WITH 4 GOOD SIZED BEDROOMS INCLUDING AMAZING MASTER SUITE BOASTING A LUXURIOUS ENSUITE WITH DOUBLE VANITY, MODERN STAND ALONE SOAKER TUB & SEPRATE SHOWER! LARGE MASTER WALK IN CLOSET OPEN TO PERFECT UPPER LANDRY ROOM! THE VAULTED BONUS ROOM IS OFF THE COVERED BALCONY LETTING YOU WATCH OVER THE PARK! DOWNSTAIRS OFFERS A FINISHED WINE ROOM PANTRY & HAS ROOM FOR A 5TH BEDROOM, FULL BATH, & HUGE REC. ROOM MADE TO MEET YOUR EXACT NEEDS! THE LARGE PIE LOT HAS CUSTOM CONCRETE FIRE PIT AREA, WITH GREAT TREES & A GARDEN WITH GOOD SIZED SIDE YARD OFF THE PARK THAT IS A ONE OF KIND LOCATION!

Inclusions:
Property Listed By:

none
CIR Realty

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













