



THE
A-TEAM

**RE/MAX
FIRST**

244 HAWKMERE View, Chestermere T1X 1T8

MLS® #: **A2179542** Area: **Westmere** Listing **11/18/24** List Price: **\$715,000**
 Status: **Active** County: **Chestermere** Change: **-\$15k, 04-Dec** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **2005**
Lot Information
 Lot Sz Ar: **7,006 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,142**
 Low Sqft:
 Ttl Sqft: **2,142**

DOM

33
Layout
 Beds: **4 (4)**
 Baths: **3.5 (3 1)**
 Style: **2 Storey**

Parking

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

Access:

Lot Feat: **Back Yard,Corner Lot**
 Park Feat: **Double Garage Attached,Driveway,Garage Door Opener,Garage Faces Front,Off Street,On Street**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Stove,ENERGY STAR Qualified Dishwasher,Garage Control(s),Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
 Int Feat: **Ceiling Fan(s),Double Vanity,High Ceilings,No Smoking Home,Pantry,Wet Bar**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	7`8" x 3`0"	Eat in Kitchen	Main	10`11" x 9`4"
Foyer	Main	9`10" x 6`7"	Kitchen	Main	13`8" x 13`3"
Living Room	Main	13`3" x 15`11"	Office	Main	7`10" x 9`3"
4pc Bathroom	Second	11`11" x 5`0"	5pc Ensuite bath	Second	12`10" x 12`10"
Bedroom	Second	9`3" x 11`0"	Bedroom	Second	12`10" x 10`8"
Bedroom	Second	10`1" x 10`2"	Den	Second	8`6" x 9`8"
Bedroom - Primary	Second	13`10" x 16`2"	3pc Bathroom	Lower	8`10" x 6`0"

Other
Game Room

Lower
Lower

8`0" x 6`4"
25`11" x 29`6"

Storage
Furnace/Utility Room
Legal/Tax/Financial

Lower
Lower

8`4" x 6`0"
12`7" x 9`4"

Title:
Fee Simple
Legal Desc:

0414054

Zoning:
R-1

Remarks

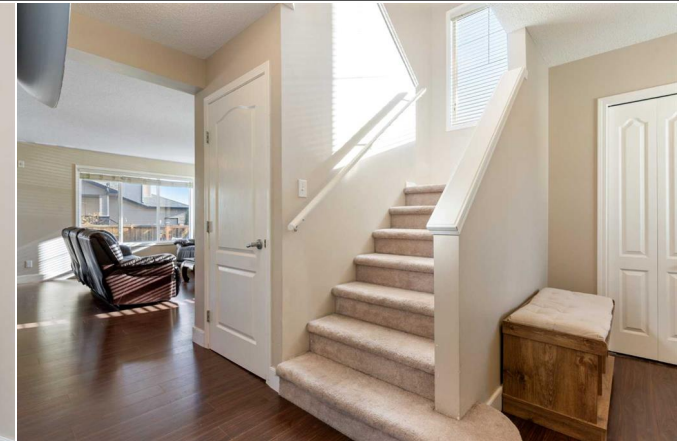
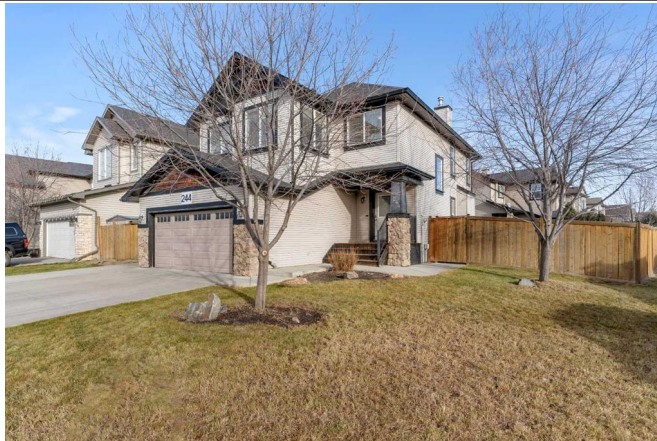
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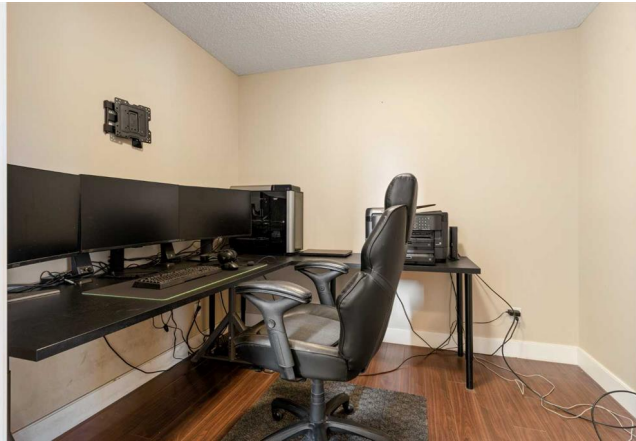
PRIME LOCATION, Ideal Family Living with LOTS of Parking!! Located on a highly desirable corner lot in the sought-after Westmere community, this spacious family home offers 2,100+ sq ft of thoughtfully designed living space. With 4 bedrms and 3.5 bathrms it strikes the perfect balance of style, comfort & practicality. The main features a dedicated office space, a 2-pc powder rm & a lg living rm with a cozy gas fireplace. The expansive kitchen is a chef's dream, complete with a walk-through pantry, newer ice/water fridge, a brand new Bosch dishwasher, central island & an inviting eating nook—perfect for family meals. From the kitchen, step out onto an oversized deck that overlooks an oversized landscaped backyard, ideal for outdoor entertaining. Upstairs, the well-planned layout includes a spacious primary suite with a 5-piece ensuite & walk-in closet, along with 3 additional generous bedrms that share a 4-pc bathrm. You'll also find a convenient laundry area & a versatile loft space that can serve as a retreat or extra living area. The fully finished basement is a standout, with high-end finishes throughout, including a wet bar with dishwasher, recessed lighting, & large windows. It offers a 3-pc bathrm, a games room, a living room & an additional den—perfect for entertainment or a home office. Perfectly situated within walking distance to Prairie Waters Elementary, St. Gabriel the Archangel Elementary & St. Gabriel Jr. High School, making it ideal for families. Plus, a nearby park & playground, along with restaurants, Safeway, & Chestermere Station, offer all the conveniences you need just moments away...Come see for yourself—schedule your private tour today & experience all this home has to offer!

Inclusions:
Property Listed By:

**All TV Wall Mounts
Royal LePage Mission Real Estate**

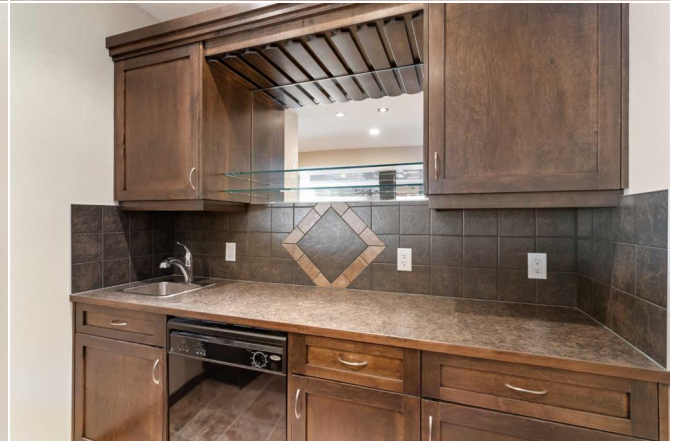
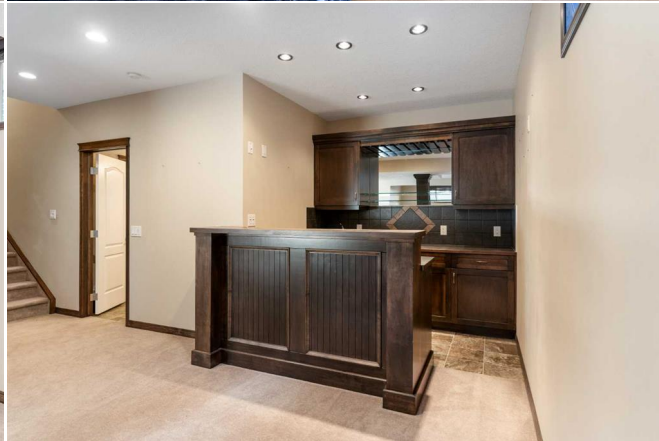
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123













244 Hawkmere View, Chestermere, AB

1st Floor Exterior Area 554.95 sq ft
Excluded Area 446.26 sq ft



0 5 10 ft
PREPARED: 2024/11/17
While regions are excluded from total floor area in GUADE floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.

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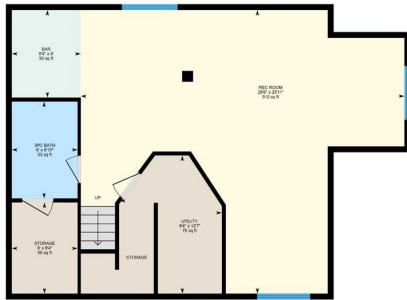
2nd Floor Exterior Area 1197.55 sq ft
Excluded Area 244.89 sq ft



0 4 8 ft
PREPARED: 2024/11/17
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Basement (Below Grade) Exterior Area 853.45 sq ft



0 3 6 ft
PREPARED: 2024/11/17
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