



THE
A-TEAM

**RE/MAX
FIRST**

304 OAKMERE WAY , Chestermere T1X 1N3

MLS®#: **A2180053**

Area: **Westmere**

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

List Price: **\$734,900**

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: **8,642 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,272**
Low Sqft:
Ttl Sqft: **2,272**

DOM

32
Layout
Beds: **4 (4)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **5**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Corner Lot,Lawn,Reverse Pie Shaped Lot,Landscaped,Level**
Park Feat: **Double Garage Attached,Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Boiler,In Floor,Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard,Rain Gutters**

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

Kitchen Appl: **Bar Fridge,Central Air Conditioner,Dishwasher,Gas Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Bar,Closet Organizers,Double Vanity,Granite Counters,Kitchen Island,Natural Woodwork,No Smoking Home,Open Floorplan,Pantry,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	13`6" x 14`8"
Living Room	Main	14`7" x 15`11"
Laundry	Main	8`7" x 9`4"
Bedroom	Upper	10`11" x 11`11"
Bonus Room	Upper	12`0" x 18`11"
Family Room	Lower	14`0" x 25`10"
5pc Bathroom	Upper	0`0" x 0`0"

Room	Level	Dimensions
Dining Room	Main	9`0" x 12`11"
Office	Main	9`3" x 11`9"
Bedroom - Primary	Upper	12`3" x 15`5"
Bedroom	Upper	10`11" x 11`0"
Bedroom	Upper	11`5" x 13`9"
2pc Bathroom	Main	0`0" x 0`0"
5pc Ensuite bath	Upper	0`0" x 0`0"

3pc Bathroom

Lower

0`0" x 0`0"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

0214057

Zoning:

R-1

Remarks

Pub Rmks: **Welcome to 304 Oakmere in Westmere!! A stunning home on a stunning lot! This home has only had one owner and they upgraded it like a modern today home back in 2003! The first to mention is that all the tiled area throughout the whole home is in floor heated by the boiler! Not to mention the basement AND garage! This makes it an extremely comfortable and efficient home to enjoy. Walk into this big bright home and you'll instantly notice the Pride of ownership. A wide open main floor is perfect for entertaining and that continues straight through to the massive and beautifully landscaped backyard. Head upstairs to the Master retreat including a 5pc ensuite. 2 other great sized kids room and a bonus room to relax in. Downstairs you'll find the 4th bedroom another full bath and a large family room with wet bar. The mechanical room is state of the art with a new upgraded boiler that heats the water and the forced air furnace making this home again extremely efficient and cost effective.**

Inclusions:

Property Listed By:

Hot tub

RE/MAX Landan Real Estate

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











