



THE
A-TEAM

**RE/MAX
FIRST**

163 SPRINGMERE Way, Chestermere T1X 1P1

MLS®#: **A2181190**

Area: **Westmere**

Listing Date: **11/27/24**

List Price: **\$769,900**

Status: **Pending**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **2003**

Finished Floor Area

Abv Sqft: **1,884**

Low Sqft:

Ttl Sqft: **1,884**

Lot Information

Lot Sz Ar: **5,926 sqft**

Lot Shape:

DOM

24

Layout

Beds: **4 (3 1)**

Baths: **3.5 (3 1)**

Style: **2 Storey**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Stone,Vinyl Siding,Wood Frame

Flooring:

Carpet,Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Built-In Oven,Dishwasher,Dryer,Electric Range,Gas Cooktop,Microwave,Microwave Hood Fan,Range Hood,Refrigerator,Washer

Int Feat:

Built-in Features,Kitchen Island,Quartz Counters,Walk-In Closet(s)

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	6`1" x 5`7"	Foyer	Main	8`8" x 8`8"
Kitchen	Main	15`8" x 9`11"	Living Room	Main	15`8" x 15`1"
Dining Room	Main	11`0" x 10`5"	Family Room	Second	13`5" x 21`0"
Bedroom	Second	12`10" x 9`3"	Bedroom	Second	12`5" x 8`8"
4pc Bathroom	Second	4`11" x 7`4"	4pc Ensuite bath	Second	8`3" x 8`3"
Bedroom - Primary	Second	14`2" x 13`10"	Furnace/Utility Room	Basement	12`1" x 12`0"
Bonus Room	Basement	10`5" x 8`2"	Game Room	Basement	19`8" x 15`4"

**4pc Bathroom
Bedroom**

**Basement
Basement**

**4`11" x 8`2"
10`1" x 9`5"**

Kitchen

Basement

9`8" x 8`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0213643

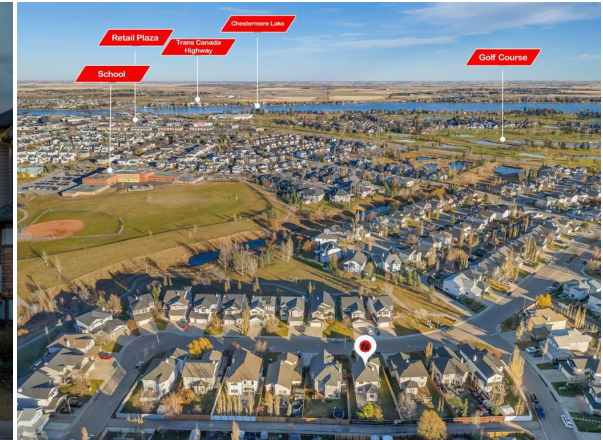
Zoning:
R-1

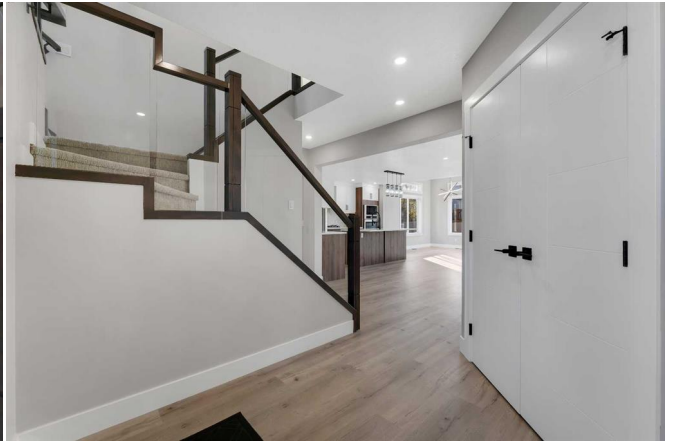
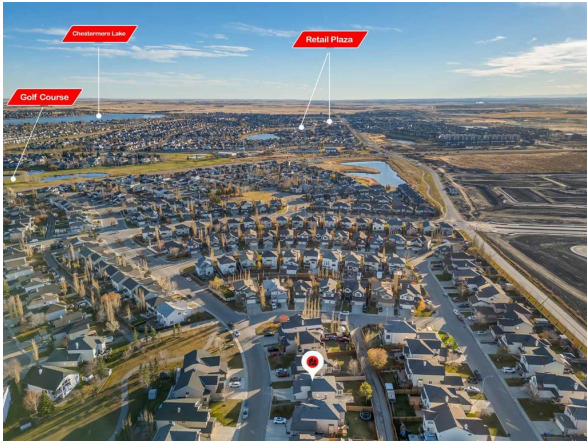
Remarks

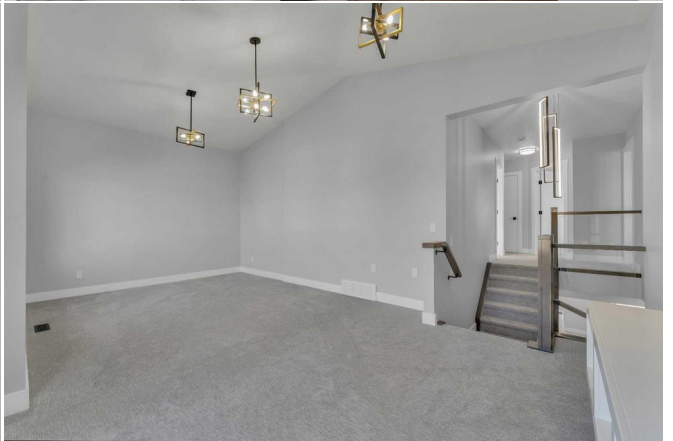
Pub Rmks: **OVER 2600SQFT LIVEABLE SPACE, FULLY RENOVATED, ILLEGAL SUITE SEPARATE ENTRY, HUGE DECK, 2 CAR GARAGE - 4 BATHS, 4 BEDS (BASEMENT BONUS ROOM THAT CAN BE USED AS A BEDROOM) - ELEGANT DESIGN AND MODERN FINISHING - This home begins with a foyer that leads to an OPEN FLOOR PLAN, living, dining and bedroom. Here large windows bring a lot of natural light and a fireplace warms the space. The kitchen is fully equipped with all STAINLESS STEEL APPLINACES and BUILT IN FEATURES. LAUNDRY and A 2PC bathroom complete this level. The DECK is OVERSIZED and leads to a large backyard and this lot also features a back lane. A 2 CAR ATTACHED GARAGE adds convenience to this home. The upper level has 3 BEDS 2 BATHS, one of which is a 4PC ensuite with walk in closet and SOAK TUB. A family room completes this level. The BASEMENT ILLEGAL SUITE with SEPARATE ENTRY and LAUNDRY ROUGH-INS features 1 bathroom, 1 bedroom and a BONUS room that can be used as an additional bedroom. The kitchen is features all STAINLESS STEEL APPLINACES, and a large rec room completes this level. This home is in a solid location with schools, shops and walk/bike paths all close by.**

Inclusions:
Property Listed By: **Refrigerator
Real Broker**

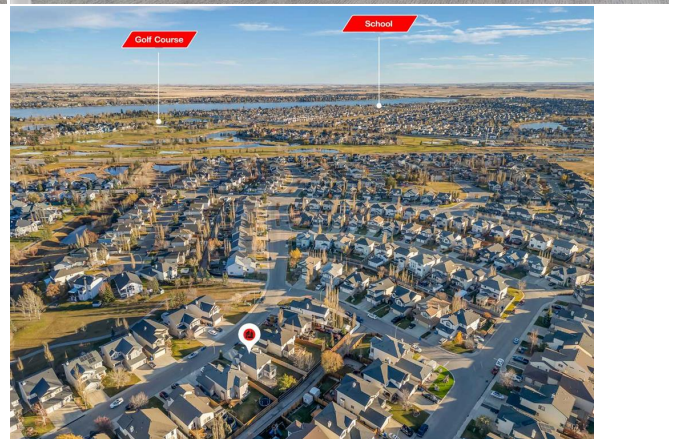
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











163 Springmere Way, Chestermere, AB

Basement (Below Grade) Estimator Area 755.63 sq ft
Insulator Area 723.05 sq ft



PREPARED: 2024/1/15/8



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