



THE
A-TEAM

**RE/MAX
FIRST**

256 OAKMERE Place, Chestermere T1X 1V7

MLS®#: **A2185565**

Area: **Westmere**

Listing Date: **01/06/25**

List Price: **\$689,900**

Status: **Pending**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **2001**

Finished Floor Area
Abv Sqft: **2,250**
Low Sqft:
Ttl Sqft: **2,250**

Lot Information

Lot Sz Ar: **6,337 sqft**
Lot Shape:

DOM

16
Layout
Beds: **6 (4 2)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,No Neighbours Behind**
Park Feat: **Double Garage Attached,Off Street,Parking Pad**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Garage Control(s),Range Hood,Refrigerator,Washer**
Int Feat: **French Door,Granite Counters,High Ceilings,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`6" x 4`8"
Family Room	Main	1`3" x 14`1"
Kitchen	Main	17`9" x 14`0"
Living Room	Main	12`0" x 10`3"
4pc Bathroom	Upper	8`7" x 4`11"
Bedroom	Upper	11`11" x 11`0"
Bedroom	Upper	10`8" x 10`1"

Room	Level	Dimensions
Dining Room	Main	1`2" x 9`6"
Foyer	Main	8`10" x 10`6"
Laundry	Main	6`7" x 10`0"
Office	Main	10`9" x 9`6"
4pc Ensuite bath	Upper	8`3" x 11`10"
Bedroom	Upper	10`8" x 13`10"
Bedroom - Primary	Upper	17`0" x 13`8"

Walk-In Closet
Kitchenette
Bedroom
Furnace/Utility Room

Upper
Basement
Basement
Basement

5`0" x 9`11"
7`0" x 7`7"
11`5" x 9`4"
11`5" x 9`8"

4pc Bathroom
Bedroom
Living Room

Basement
Basement
Basement

8`11" x 4`11"
11`3" x 12`0"
29`9" x 13`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

0013195

Zoning:
R-1

Remarks

Pub Rmks:

?Welcome to this stunning home located in one of Chestermere's most sought-after communities with Lake access. This property offers an array of features, including two spacious living areas on the main floor, a private den with a glass door, five bedrooms, 3.5 bathrooms, and an extra-wide driveway for RV Parking. As you step inside, you're greeted by an impressive open-to-below foyer that floods the home with natural light. The main floor includes two inviting living spaces, a well-appointed den, a large kitchen with an island and breakfast nook, a formal dining area, a convenient laundry room, and a 2-piece powder room. Upstairs, you'll find four generously sized bedrooms and two full bathrooms. The primary suite stands out with its French double doors, a luxurious 5-piece ensuite, and a walk-in closet. The additional three bedrooms share a well-designed full bathroom. The fully developed basement offers even more living space, featuring a fifth bedroom, a den, a sprawling living room, a wet bar, and another full bathroom—perfect for entertaining or accommodating guests. The south-facing backyard is beautifully landscaped and includes a deck, a concrete patio, and the privacy of no rear neighbors. This incredible home has so much to offer and is ready for you to move in. Don't miss out—book your private showing today!

Inclusions:
Property Listed By:

N/A
PREP Realty

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

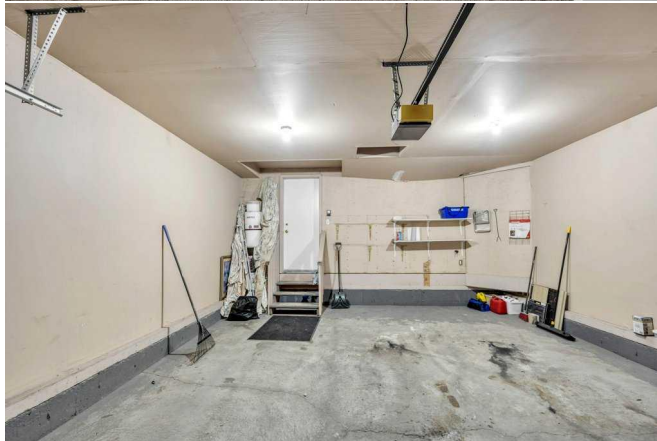












256 Oakmere Pl, Chestermere, AB

Main Floor
 Exterior Area 1152.08 sq ft
 Interior Area 1079.44 sq ft
 Excluded Area 429.37 sq ft



0 3 6 9 12 ft

PREPARED: 20250106



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.

256 Oakmere Pl, Chestermere, AB

1st Floor
 Exterior Area 1008.58 sq ft
 Interior Area 1001.07 sq ft
 Excluded Area 73.25 sq ft

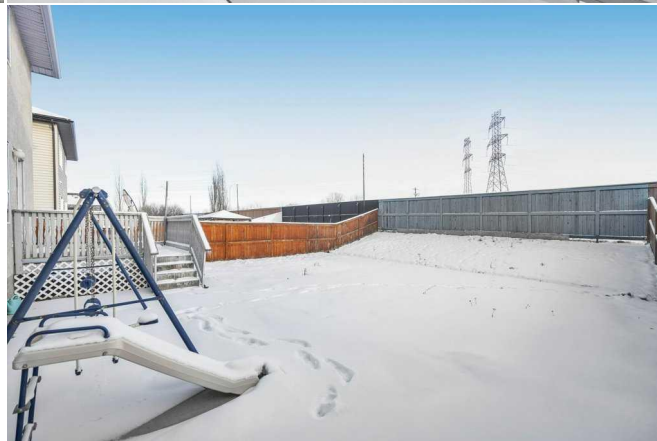


0 3 6 9 12 ft

PREPARED: 20250106



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256 Oakmere Pl, Chestermere, AB

Basement (Below Grade) Exterior Area 1069.16 sq ft
Interior Area 968.14 sq ft



PREPARED: 20250106

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