



THE
A-TEAM

**RE/MAX
FIRST**

264 STONEMERE Place, Chestermere T1X 1N2

MLS®#: **A2186064**

Area: **Westmere**

Listing Date: **01/14/25**

List Price: **\$399,900**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Chestermere**
Year Built: **2002**

Finished Floor Area
Abv Sqft: **1,156**
Low Sqft:
Ttl Sqft: **1,156**

DOM

8
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking
Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Yard**
Park Feat: **Assigned,Guest,Stall**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **No Animal Home,No Smoking Home,Pantry,Storage,Sump Pump(s),Walk-In Closet(s)**
Utilities: **Cable Available**

Room Information

| Room | Level | Dimensions |
|-------------------|----------|---------------|
| 2pc Bathroom | Main | 4`5" x 4`4" |
| Kitchen | Main | 11`11" x 9`5" |
| 3pc Ensuite bath | Second | 4`6" x 8`7" |
| Bedroom | Second | 8`1" x 12`0" |
| Bedroom - Primary | Second | 10`9" x 18`3" |
| Bedroom | Basement | 9`10" x 13`9" |
| Storage | Basement | 8`8" x 6`11" |

| Room | Level | Dimensions |
|----------------------|----------|----------------|
| Dining Room | Main | 7`6" x 14`2" |
| Living Room | Main | 15`7" x 14`2" |
| 4pc Bathroom | Second | 7`7" x 4`11" |
| Bedroom | Second | 10`10" x 10`0" |
| Walk-In Closet | Second | 4`6" x 8`2" |
| Game Room | Basement | 19`1" x 13`9" |
| Furnace/Utility Room | Basement | 6`4" x 8`7" |

Legal/Tax/Financial

Condo Fee:
\$411

Title:
Fee Simple
Fee Freq:
Monthly

Zoning:
R-3

Legal Desc: **0214070**

Remarks

Pub Rmks: **Discover the charm of this exceptional 3-bedrooms townhouse, perfectly nestled in the vibrant heart of Westmere. Featuring 2.5 bathrooms and convenient basement laundry and 2 designate parking stalls right in front of the home. This property offers unparalleled access to a wide array of amenities, including nearby schools for all ages—Kindergarten to Grade 6, and a high school for Grades 7-12, all within walking distance. Adding to its appeal is a beautifully maintained path leading directly to the picturesque Chestermere Lake, also just a short walk away. The thoughtfully designed layout of this townhouse ensures both comfort and functionality, making it the perfect place to call home.**

Inclusions:
Property Listed By: **NA
CIR Realty**

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







