



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**248 STONEMERE Place, Chestermere T1X 1N2**

MLS®#: **A2187167**      Area: **Westmere**      Listing Date: **01/14/25**      List Price: **\$375,000**  
 Status: **Active**      County: **Chestermere**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Row/Townhouse**  
 City/Town: **Chestermere**  
 Year Built: **2002**  
Lot Information  
 Lot Sz Ar:  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,230**  
 Low Sqft:  
 Ttl Sqft: **1,230**

DOM

**18**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **2.5 (2 1)**  
 Style: **2 Storey**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:  
 Lot Feat: **Landscaped**  
 Park Feat: **Assigned,Side By Side,Stall**

Utilities and Features

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

Construction: **Vinyl Siding,Wood Frame**  
 Flooring: **Carpet,Linoleum,Vinyl Plank**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Range Hood,Refrigerator,Washer**  
 Int Feat: **See Remarks**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Entrance	Main	4`1" x 4`5"	Kitchen	Main	8`11" x 9`9"
Dining Room	Main	9`11" x 11`3"	Living Room	Main	12`11" x 14`2"
Bedroom - Primary	Second	10`10" x 13`6"	Bedroom	Second	9`9" x 11`0"
Bedroom	Second	9`1" x 9`11"	2pc Bathroom	Main	2`7" x 4`7"
4pc Bathroom	Second	4`11" x 9`1"	3pc Ensuite bath	Basement	4`11" x 8`6"
Family Room	Basement	10`6" x 15`10"	Bedroom	Basement	9`7" x 16`10"

Legal/Tax/Financial

Condo Fee: <b>\$407</b>	Title: <b>Fee Simple</b> Fee Freq: <b>Monthly</b>	Zoning: <b>R-3</b>
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Legal Desc: **0214070**

Remarks

Pub Rmks: **\*\*\*OPEN HOUSE - Saturday February 1st - 2 to 4\*\*\* Welcome to this well-kept townhouse in the highly desirable community of Westmere—perfect for families or young professionals! Just minutes from beautiful Chestermere Lake, 10 minutes from Calgary, and surrounded by countless amenities! This home features four bedrooms, and two and a half bathrooms, and is within walking distance to St. Gabriel the Archangel School, Prairie Waters Elementary School, and other nearby conveniences. The main floor boasts a spacious living room with a stunning corner gas slate fireplace and vinyl plank flooring. The generously sized chef's kitchen offers plenty of cabinet space and is complemented by a large dining area. A convenient two-piece bathroom completes the main level. Two patios, located on either side of the home, provide outdoor space for relaxation. Upstairs, you'll find three generously sized bedrooms, 4-piece ensuite bathroom, and a primary suite with double closets for ample storage. The fully finished basement offers additional living space, with a cozy rec room, another bedroom, and a 3-piece bathroom. This home offers the perfect combination of value and functionality. Schedule your private viewing today and see it for yourself!**

Inclusions: **TV stand in basement, BBQ**

Property Listed By: **eXp Realty**

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

















