



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2187338**

Area: **Westmere**

Listing Date: **01/13/25**

List Price: **\$399,000**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

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

Lot Information

Lot Sz Ar:  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,190**  
Low Sqft:  
Ttl Sqft: **1,190**

DOM

**9**  
Layout  
Beds: **4 (3 1)**  
Baths: **2.5 (2 1)**  
Style: **2 Storey**

Parking

Ttl Park: **2**  
Garage Sz: **1**

Access:

Lot Feat: **Corner Lot**  
Park Feat: **Concrete Driveway, Single Garage Attached**

Utilities and Features

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

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

Kitchen Appl: **Dishwasher, Electric Range, Range Hood, Refrigerator**  
Int Feat: **Kitchen Island, No Animal Home, No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5'1" x 5'0"
Dinette	Main	8'9" x 8'0"
Kitchen	Main	13'11" x 12'2"
Pantry	Main	2'7" x 1'10"
Bedroom	Upper	11'7" x 9'5"
Bedroom - Primary	Upper	15'9" x 11'2"
3pc Bathroom	Basement	8'1" x 5'0"
Laundry	Basement	5'11" x 3'2"

Room	Level	Dimensions
Den	Main	8'11" x 7'9"
Foyer	Main	7'8" x 4'1"
Living Room	Main	12'2" x 11'3"
4pc Bathroom	Upper	9'4" x 5'0"
Bedroom	Upper	13'8" x 9'6"
Walk-In Closet	Upper	6'1" x 5'2"
Bedroom	Basement	13'4" x 8'1"
Game Room	Basement	16'1" x 11'6"

Storage  
Furnace/Utility Room

Basement  
Basement

8`1" x 6`1"  
9`7" x 6`9"

Storage

Basement

7`9" x 3`1"

Legal/Tax/Financial

Condo Fee:  
**\$451**

Title:  
**Fee Simple**  
Fee Freq:  
**Monthly**

Zoning:  
**R-3**

Legal Desc: **0310211**

Remarks

Pub Rmks: **Welcome to this beautiful row/townhouse in the sought-after Westmere community of Chestermere! With over 1,700 sq. ft. of total living space, this property offers the perfect balance of comfort, functionality, and affordability. Featuring 4 bedrooms and 2.5 bathrooms, this gem is designed for versatile living. Upon entering, you're greeted by a bright and welcoming foyer that overlooks a modern kitchen. To the left, there's a den, ideal for a home office, along with a spacious living room perfect for relaxation or entertaining. The upper level boasts a generous primary bedroom and two additional bedrooms, all serviced by a well-appointed 4-piece bathroom. The fully finished basement is a standout feature, offering a fourth bedroom, a full bathroom, and a recreational room—an excellent space for guests or a growing family. This exceptional home is truly a rare find under \$400K! Don't miss your chance to call this property your own. Book your showing today!**

Inclusions:  
Property Listed By: **N/A**  
**RE/MAX House of Real Estate**

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

















