



THE
A-TEAM

**RE/MAX
FIRST**

116 OAKMERE Place, Chestermere T1X 1L1

MLS® #: **A2188473**

Area: **Westmere**

Listing Date: **01/17/25**

List Price: **\$875,000**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **2002**
Lot Information
Lot Sz Ar: **8,915 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,455**
Low Sqft:
Ttl Sqft: **2,455**

DOM

5
Layout
Beds: **4 (3 1)**
Baths: **3.5 (3 1)**
Style: **2 Storey**

Parking

Ttl Park: **6**
Garage Sz: **4**

Access:

Lot Feat: **Back Lane,Cul-De-Sac,Front Yard,Garden,Landscaped,Underground Sprinklers,Pie Shaped Lot,Private Alley Access,Double Garage Attached,Double Garage Detached,Garage Door Opener,Oversized,RV Access/Parking**
Park Feat:

Utilities and Features

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

Construction: **Stone,Vinyl Siding**
Flooring: **Carpet,Ceramic Tile,Hardwood,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Oven,Range Hood,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Ceiling Fan(s),High Ceilings,Jetted Tub,No Animal Home,No Smoking Home,Pantry,Storage,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	11`11" x 9`6"	Living Room	Main	15`0" x 14`0"
Kitchen	Main	16`2" x 14`0"	Family Room	Main	15`0" x 14`0"
Office	Main	10`8" x 9`7"	Mud Room	Main	9`11" x 6`6"
2pc Bathroom	Main	0`0" x 0`0"	Bedroom - Primary	Upper	17`0" x 13`8"
Bedroom	Upper	10`8" x 13`0"	Bedroom	Upper	11`11" x 12`0"

4pc Ensuite bath
Bonus Room
Game Room
Furnace/Utility Room
3pc Bathroom

Upper
Upper
Basement
Basement
Basement

0`0" x 0`0"
18`0" x 24`7"
29`9" x 13`6"
14`4" x 9`10"
0`0" x 0`0"

4pc Bathroom
Walk-In Closet
Bedroom
Storage

Upper
Upper
Basement
Basement

0`0" x 0`0"
5`0" x 9`11"
11`11" x 9`1"
7`3" x 13`1"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc: **0013195**

Zoning:
R-1

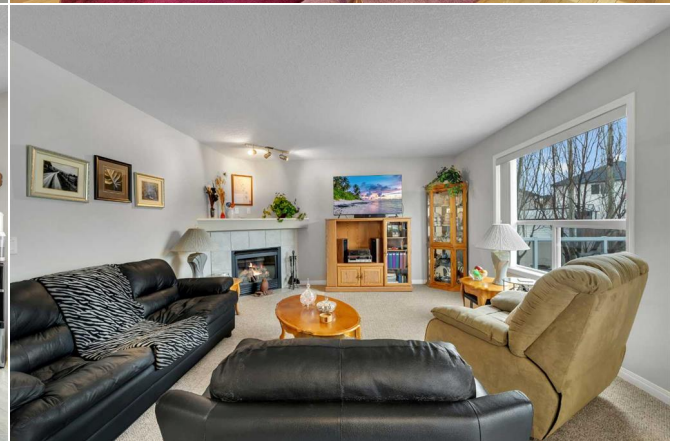
Remarks

Pub Rmks: **Welcome to this stunning two-story home crafted, upgraded and meticulously maintained by the original owners. A quiet cul de sac, elegant stone exterior and lovely curb appeal along with a front porch is inviting you to relax and enjoy the view. The oversized double attached garage offers ample vehicle and storage space and is roughed in for in-floor heating. Upon entering, you are greeted by an abundance of natural light, an inviting entryway, and a beautiful staircase, all complemented by soaring ceilings. This home features upscale finishes and generous living areas, highlighted by an open-concept kitchen that seamlessly connects to the family room. Make use of the kitchen eating area for casual, quick meals, or elevate your entertaining experience in the inviting living room and dining room. This home features the added convenience of a main floor office and a laundry room conveniently situated in the mudroom next to the spacious double garage. On the upper floor, you will find 2 bedrooms that are generous in size including a 4-piece bath. The spacious primary suite is complete with a fully upgraded 4-piece ensuite and a walk-in closet. The bonus room serves as a spacious gathering area for the family, featuring large windows that allow ample natural light to flood in. The fully finished basement features a good-sized bedroom, a storage area, 3 piece bath and a rec room with pool table. The basement is roughed in for in-floor heating. This property sits on a pie-shaped lot that is fully fenced with maintenance free fencing, mature trees, underground sprinklers and boasts a large 2 tier deck perfect for outdoor entertaining. There is a double detached garage and a large RV parking pad with access to a paved back lane. Some of the recent upgrades include: New shingles and siding in 2018, a new refrigerator, washer and hot water tank in 2024, hardwood flooring, custom oversized windows and upgraded insulation package. This home is in a lovely community that offers walking/bike paths, close to park/playground, amenities and to the Chestermere Lake and golf course. Schedule a showing; you won't be disappointed.**

Inclusions:
Property Listed By: **Refrigerator in Garage. 4 Security cameras on outside of house.
RE/MAX Real Estate (Mountain View)**

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













116 Oakmere Place, Chestermere



Date: Jan 17, 2025
 Property Type: Twin Storey
 Measurement: 590 sq ft / 54.57 sq m2
 Main Floor: 1148 sq ft / 106.68 sq m2
 Upper Floor: 1387 sq ft / 128.42 sq m2
 Total RMS: 2455 sq ft / 228.07 sq m2

*** All Measurements adhere to RECA and RMS standards ***

Gerard Chasson