



THE
A-TEAM

**RE/MAX
FIRST**

155 SPRINGMERE Close, Chestermere T1X 1J9

MLS®#: **A2197314** Area: **Westmere** Listing Date: **02/27/25** List Price: **\$768,000**
 Status: **Active** County: **Chestermere** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Chestermere**
 Year Built: **2001**
Lot Information
 Lot Sz Ar: **5,697 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,099**
 Low Sqft:
 Ttl Sqft: **2,099**

DOM

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

Parking

Ttl Park: **6**
 Garage Sz: **3**

Access:

Lot Feat: **Back Lane,Back Yard,Few Trees,Front Yard,Interior Lot,Landscaped,Lawn,Level,Private,Rectangular Lot,See Remarks,Underground Sprinklers**

Park Feat:

Driveway,Front Drive,Garage Faces Front,Heated Garage,Triple Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **BBQ gas line,Private Yard,Storage**

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

Kitchen Appl: **Bar Fridge,Dishwasher,Dryer,Electric Stove,Garage Control(s),Garburator,Microwave Hood Fan,Refrigerator,Washer,Window Coverings**
 Int Feat: **Breakfast Bar,Ceiling Fan(s),Central Vacuum,Closet Organizers,Jetted Tub,Kitchen Island,Laminate Counters,No Smoking Home,Open Floorplan,Pantry,Vinyl Windows,Walk-In Closet(s),Wet Bar,Wired for Sound**

Utilities:

Room Information

Room	Level	Dimensions	Room Legal/Tax/Financial	Level	Dimensions
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Title: **Fee Simple** Zoning: **R-1**
 Legal Desc: **0013052**

Remarks

Pub Rmks:

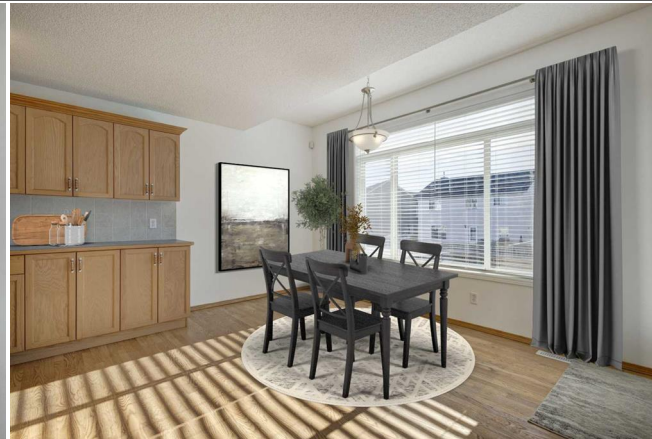
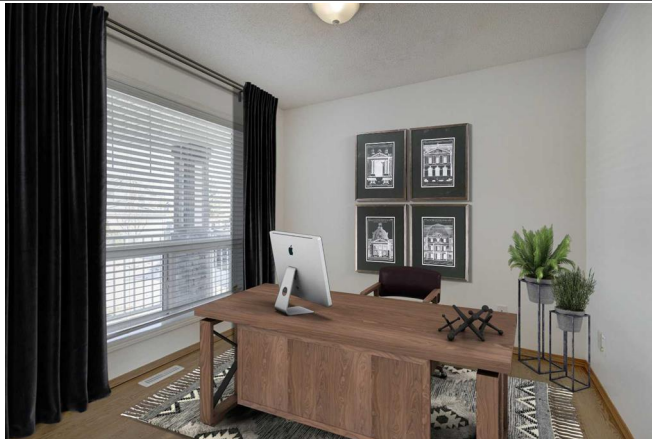
Stunning 5-Bedroom Family Home with Triple Heated Garage & RV Parking in Chestermere! Welcome to this exceptional 2-story home in the family friendly community of Westmere, in Chestermere. Originally an award-winning show home model from another area, this property boasts a unique layout that sets it apart in the neighborhood. Spacious Living is offered with this 5 bedrooms, 3.5 bathrooms, and just shy of 3,000 sq. ft. of beautifully finished living space. The Triple Car Heated Garage is Rare for Westmere, offering ample space for vehicles, tools, and storage. This home boasts RV Parking & Paved Alley Access. Double gates give access to your concrete pad in the rear side yard for all your recreational vehicles. From the quaint covered front porch you'll step inside to discover a large foyer leading you to an inviting open-concept layout with an abundance of natural light. The living room features a cozy gas fireplace and large windows, creating a warm and welcoming space. The kitchen offers a raised center island perfect for casual dining, along with a spacious dining area for family meals. You'll also find a main floor den—ideal for a home office—and a separate mud room to keep everything organized. The second floor is perfect for families, featuring 4 generously sized bedrooms, a main bath, and a custom-built upper laundry room—no more hauling laundry up and down the stairs! The primary bedroom is a true retreat, offering a walk-in closet and a luxurious 4-piece ensuite with a large corner jetted tub and an extended vanity for all your personal care items. The fully developed basement is an entertainer's dream, with a family room featuring built-in cabinets and wiring for a sound system, a recreation room perfectly sized for a pool table, and a cozy wet bar area. Enjoy a second gas fireplace and the 5th bedroom, along with a unique 4-piece bath that includes fun glow-in-the-dark flooring—sure to delight the kids! Relax on the maintenance-free deck overlooking a spacious yard complete with a hot tub (sold "as is"). Yard care will be a breeze with the underground sprinkler system installed. The concrete pad extends under the deck, providing easy access to additional storage. Double gates from the paved alley allow for convenient access to store your recreational vehicles. This home is located in a Fantastic Location. Situated at the end of a quiet close, just steps away from a large park and a fantastic playground—perfect for outdoor fun with the family. Proximity to schools, walking paths, golf, and stores and amenities. Plus, don't forget you will be pleased to live in a lake community when it comes to cooling off on those hot summer days. This home is perfect for large families who need both space and style. Don't miss the opportunity to own this rare gem at Chestermere Lake! Call today to book your private viewing!

Inclusions:

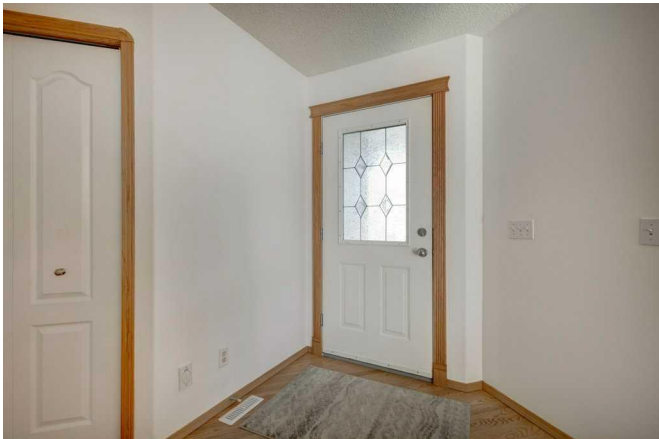
Property Listed By:

Hot Tub "as is"
CIR Realty

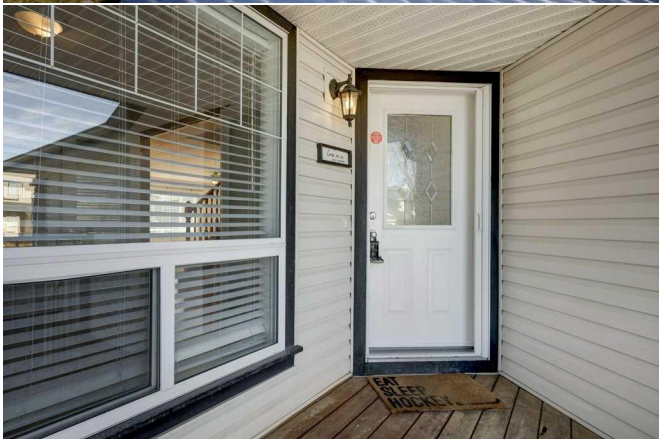
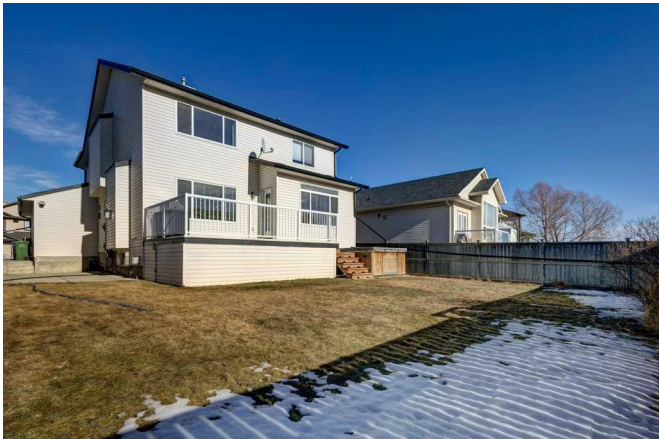
TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (587) 700-7123











155 Springmere Close, Chestermere, AB

Main Floor
Exterior Area 972.49 sq ft
Interior Area 901.00 sq ft
Excluded Area 585.43 sq ft



PREPARED: 2025/02/25

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.

155 Springmere Close, Chestermere, AB

2nd Floor
Exterior Area 1128.81 sq ft
Interior Area 1048.00 sq ft
Excluded Area 14.50 sq ft



PREPARED: 2025/02/25

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.

155 Springmere Close, Chestermere, AB

Basement (Below Grade)
Exterior Area 612.80 sq ft
Interior Area 607.75 sq ft



PREPARED: 2025/02/25

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