



THE
A-TEAM

**RE/MAX
FIRST**

117 SPRINGMERE Drive, Chestermere T1X1J3

MLS®#: **A2202535**

Area: **Westmere**

Listing Date: **03/26/25**

List Price: **\$849,000**

Status: **Active**

County: **Chestermere**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Chestermere

Year Built:

2000

Lot Information

Lot Sz Ar:

7,323 sqft

Lot Shape:

114' X 64

Finished Floor Area

Abv Sqft:

1,592

Low Sqft:

Ttl Sqft:

1,592

DOM

24

Layout

Beds:

4 (2 2)

Baths:

3.0 (3 0)

Style:

Bungalow

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Low Maintenance Landscape

Double Garage Attached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **In Floor,Fireplace(s),Forced Air,Natural Gas,Solar**

Sewer:

Ext Feat: **Awning(s),Balcony,Fire Pit,Storage**

Construction:

Stucco,Wood Frame

Flooring:

Ceramic Tile,Concrete,Hardwood

Water Source:

Fnd/Bsmt:

Brick/Mortar,ICF Block,Poured Concrete,Wood

Kitchen Appl:

Central Air Conditioner,Dishwasher,Dryer,Humidifier,Microwave,Refrigerator,Stove(s),Washer

Int Feat:

Central Vacuum,Granite Counters,No Smoking Home,Open Floorplan,Pantry,Vaulted Ceiling(s)

Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	15`3" x 12`9"
Bedroom	Basement	16`9" x 13`3"
4pc Bathroom	Basement	0`0" x 0`0"
4pc Bathroom	Main	0`0" x 0`0"
Kitchen With Eating Area	Main	30`7" x 22`3"

Room	Level	Dimensions
Bedroom	Main	12`5" x 10`1"
Bedroom	Basement	14`0" x 16`1"
4pc Ensuite bath	Main	0`0" x 0`0"
Office	Basement	11`6" x 11`7"
Other	Main	9`4" x 12`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R-1

9913393

Remarks

Pub Rmks:

This Virtually Net Zero Home by Albi is the Best Choice! Only 1 neighbor! This 1,592 sq ft walkout bungalow with a 130 sq ft 3 season sunroom off the master is situated on an oversize view lot(65 feet) overlooking a well kept pond and ravine system and the golf course behind it. An oversized heated double garage with plenty of ceiling and Proslat wall shelving add desirable storage to this home. Impeccably maintained, this home offers an exceptional Master bedroom with vaulted ceilings and a well laid out 4 pc bath and walk in closet. A wonderful open concept kitchen with vaulted ceilings, high quality cabinets by Legacy Kitchens, pantry and granite countertops with glass block for additional natural light and privacy. It features a convection/micro wave combo, a garburator, instant hot and cold RO water by the double under-mount stainless sink, a 2 drawer Fisher Paykel dishwasher, stainless steel fridge and gas/electric range. Working in this kitchen is a dream while enjoying the views over the great room and through the south facing wall to wall windows where you can't see another home for over ½ a kilometer. The kitchen and sunroom lead to a maintenance free waterproof aluminum deck that should never need replacing! The 1,342 sq ft walk out basement includes 2 extra bedrooms with walk in closets and a 4 pc bath. The heated floors are finished with high quality ceramic coating that presents like a work of art. Then enjoy perfect privacy under your covered patio with the aluminum deck and an electric awning protecting from the elements. An Underground sprinkler system maintains your yard in top condition. Gas lines are included on the main and lower floors and a gas firepit with a 25 ft hose can be located wherever you want it on the walkout patio. Recent upgrades include a new roof, gutters and downspouts (2015) and 80% of the windows replaced over the last several years. Of Special Note: A heat pump air handling system (heat & AC) and a 65 gallon heat pump hot water tank together with a 12 KW Solar array (with critter guards) were installed in March 2023. This has reduced the gas and electric bills from average \$430/m to now average (Oct/23 to Oct/24) negative \$11.00/m! Amazing!
If wanted - Marble Dining rm table & chairs, granite slab for buffet, large display case, RO water filter & pump, 4x8 ft shed
ComFree

Inclusions:
Property Listed By:

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













