



THE
A-TEAM

**RE/MAX
FIRST**

227 HAWKMERE View, Chestermere T1X 1T8

MLS® #: **A2207315**

Area: **Westmere**

Listing Date: **04/04/25**

List Price: **\$769,900**

Status: **Active**

County: **Chestermere**

Change: **-\$10k, 22-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Chestermere**
Year Built: **2005**
Lot Information
Lot Sz Ar: **6,243 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,438**
Low Sqft:
Ttl Sqft: **1,438**

DOM

19
Layout
Beds: **3 (1 2)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Gazebo,Landscaped,Low Maintenance Landscape,Rectangular Lot**
Park Feat: **Double Garage Attached,Oversized**

Utilities and Features

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

Construction: **Brick,Vinyl Siding**
Flooring: **Carpet,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**
Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Garage Control(s),Microwave Hood Fan,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Built-in Features,Ceiling Fan(s),Central Vacuum,Vaulted Ceiling(s),Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions
Entrance	Main	9`5" x 6`4"
2pc Bathroom	Main	5`11" x 5`0"
Kitchen With Eating Area	Main	10`6" x 15`4"
Living Room	Main	14`6" x 12`11"
Walk-In Closet	Main	9`1" x 6`9"
Family Room	Basement	14`1" x 15`11"
Bedroom	Basement	11`1" x 9`1"

Room	Level	Dimensions
Office	Main	9`9" x 11`9"
Laundry	Main	7`5" x 9`9"
Dining Room	Main	9`7" x 9`11"
Bedroom - Primary	Main	16`0" x 11`7"
5pc Ensuite bath	Main	11`5" x 7`11"
Living Room	Basement	13`6" x 16`0"
Bedroom	Basement	11`1" x 9`3"

4pc Bathroom Wine Cellar	Basement Basement	5`5" x 9`3" 5`1" x 7`10"	Other Furnace/Utility Room Legal/Tax/Financial	Basement Basement	6`0" x 8`0" 14`10" x 13`1"
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Title: Fee Simple Legal Desc:	Zoning: R-1 0414054	Remarks
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Pub Rmks:	227 Hawkmere View! Welcome to your charming bungalow retreat offering a perfect blend of style and functionality! This inviting home spans 1438 sq ft of main-floor living space and an additional 1172 sq ft in the fully finished basement with a walkout, providing a total of over 2600 sq ft of comfortable living. On the main floor, the welcoming entrance flows into a bright living area featuring beautiful hardwood floors in the entrance, kitchen, dining room, and hallways—accented by a striking brick facing feature fireplace. The vaulted ceiling adds to the spacious feel, while the Primary Bedroom offers a luxurious 5-piece ensuite and a generous walk-in closet. A cozy front office provides a perfect space for working from home. Descend to the basement where you'll discover dual living areas—a family room and a separate living room highlighted by a charming mantled fireplace. This level also boasts two additional bedrooms, a wet bar, and a cellar, making it ideal for entertaining or family movie nights. Additional functional spaces include a main floor laundry room and a two piece powder room! Step outside to your sun-drenched, west-facing backyard featuring a spacious back deck and a gazebo, perfect for outdoor relaxation and entertaining. Other notable features include central vac, and an attached oversized 2-car garage with extra side space for storage or easier vehicle access. Don't miss out. Schedule your showing!
Inclusions: Property Listed By:	Attached Shelves in Living Room, Basement Fridge, Gazebo, Pool Table, Hot Tub (As is - No permit), Stonemere Real Estate Solutions

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













