



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**235 Hawkmere Road
Chestermere, Alberta**

MLS # A2214459



\$769,900

Division:	Westmere		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,254 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Fro		
Lot Size:	0.13 Acre		
Lot Feat:	Few Trees, Gazebo, Landscaped, Lawn, Private, Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Stone, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Dry Bar, Kitchen Island, Pantry, Quartz Counters, Storage, Vinyl Windows, Wet Bar		

Inclusions: N/A

Welcome to this beautifully maintained home tucked away on a quiet street in the charming city of Chestermere! This spacious property features an open-concept layout, perfect for living. The main level offers a bright and airy living room, a generous dining area, and an updated kitchen equipped with stainless steel appliances, granite countertops, and a large island providing plenty of cabinet and counter space. A versatile den, a convenient 2-piece bathroom, and a second living area complete the main floor. Upstairs, the spacious primary suite is a true retreat, featuring a luxurious 5-piece ensuite with dual sinks, a relaxing soaker tub, a stand-up shower, and a large walk-in closet. Two additional bedrooms, another full bathroom, and a generous bonus room with vaulted ceilings and modern barn doors round out the upper level—perfect for a playroom, home office, or media space. The basement features a separate entrance and offers exceptional flexibility. It includes one bedroom, a full bathroom, a large entertainment area, and a wet bar that can easily be converted into a full kitchen—making it ideal for extended family, guests, or potential rental income. This home also includes central air conditioning for year-round comfort and a double attached garage providing ample space for parking and storage. Step outside to the beautifully landscaped backyard—an entertainer’s dream—featuring a spacious deck, mature trees, and a handy storage shed. It’s the perfect place to unwind or host gatherings. Located just a short walk from the lake and near the golf course, this home is nestled in a welcoming community known for its small-town charm, great schools, and convenient access to all the amenities Chestermere has to offer. Don’t miss this incredible opportunity to own a versatile and well-appointed home in one of

Chestermere's desirable neighborhood!