



GRASSROOTS
REALTY GROUP

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**210 Invermere Drive
Chestermere, Alberta**

MLS # A2231343



\$675,000

Division:	Westmere		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,843 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Dog house & fire pit

Welcome to this beautifully maintained 2-storey detached home in a prime Chestermere location, directly across from Prairie Waters Elementary and St. Gabriel the Archangel School. Situated on a spacious corner lot, this home offers over 2600 sq. ft. of fully developed living space and is vacant and move-in ready. The main floor features refinished hardwood flooring throughout, a custom kitchen with maple cabinetry, a large central island with raised breakfast bar, stainless steel appliances including Bosch dishwasher, and a walk-through pantry connected to a functional mudroom. The open-concept layout with 9' ceilings flows into a cozy living room with a gas fireplace, perfect for family gatherings. Upstairs offers three spacious bedrooms, including a primary suite with a walk-in closet and a luxurious ensuite with double sinks and a separate shower. Convenient upper-floor laundry adds to the functionality. The fully finished basement includes a fourth bedroom, full bathroom, utility/storage room and a large media/recreational room for extra living space. Outside, enjoy a two tiered deck and a huge fenced backyard with room for a trampoline or outdoor activities. Notable improvements include shingles(2025), refinished hardwood, laminate flooring, carpet and fresh paint. This is a fantastic opportunity to own a beautiful move-in ready family home in an unbeatable location. Just a short walk from Chestermere Lake. Don't miss the video tour, click on the media link and schedule your private showing today!