



**GRASSROOTS**  
REALTY GROUP

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

**101 Springmere Road  
Chestermere, Alberta**

**MLS # A2232922**



**\$999,900**

<b>Division:</b>	Westmere		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	3,157 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	4 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite, Walk-Up To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Closet Organizers, High Ceilings, No Smoking Home, Open Floorplan, Pantry, Separate Entrance		

**Inclusions:** Second Refrigerator, Second Stove

Nestled in the peaceful and highly convenient community of Westmere, this exceptional 7 bedroom, two-storey home enjoys a prime location overlooking a tranquil park. With a sun-drenched south-facing backyard, this is a gardener's paradise—lush, private, and serene thanks to 20 years of mature growth. Inside, the home is wrapped in solid maple hardwood from top to bottom, offering warmth and timeless elegance. The thoughtfully designed chef's kitchen features premium stainless steel countertops, a granite-wrapped central island, and rare double dishwashers—perfect for entertaining or large families. A cozy corner gas fireplace adds charm to the dining area, which can easily be reimagined as a family room depending on your lifestyle. With four spacious bedrooms and a massive bonus room upstairs, there's space for everyone to relax and recharge. The main floor also boasts a bedroom with a glass wall and large, bright window. The master suite is a private retreat with a flexible layout and a well-appointed ensuite. Soaring 9-foot ceilings on both the main floor and the basement enhance the sense of space and sophistication throughout. The fully finished walk-up basement offers incredible flexibility with a 2-bedroom, 2-bath illegal suite—perfect for extended family, guests, or potential rental income. Rich, baroque-inspired tones and earthy materials bring a sense of grounded elegance to the home's interior, creating a warm and welcoming atmosphere from the moment you step inside. The oversized garage—built to the dimensions of a triple—offers ample room for vehicles, tools, and toys, and includes an internal staircase to the basement for added convenience and function. Located just moments from shopping, dining, trails, and Chestermere's iconic lake, this is more than a

home&mdash;it&rsquo;s a lifestyle. Whether you&rsquo;re a sunseeker, a growing family, or someone who loves to entertain, this home has the space, style, and serenity to match.