



GRASSROOTS
REALTY GROUP

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145 Aspenmere Place
Chestermere, Alberta

MLS # A2235590



\$889,500

Division:	Westmere		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,721 sq.ft.	Age:	2008 (17 yrs old)
Beds:	3	Baths:	3
Garage:	Concrete Driveway, Front Drive, Garage Door Opener, Heated Garage, Overs		
Lot Size:	0.27 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Cul-De-Sac, Gentle Slope		

Heating: High Efficiency, Forced Air

Floors: Carpet, Ceramic Tile, Hardwood

Roof: Asphalt Shingle

Basement: Finished, Full, Walk-Out To Grade

Exterior: Stone, Vinyl Siding

Foundation: Poured Concrete

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-1

Utilities: -

Features: Bookcases, Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, French Door, Granite Counters, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Recessed Lighting, Tankless Hot Water, Walk-In Closet(s), Wet Bar

Inclusions: 2 Wine Fridges, Natural Gas BBQ, Hot Tub, 2 storage sheds, 5 ceiling fans, Alarm System (No Monitoring) Plus Optional List!

It's Very rare that a Home this exceptional hits the market! Hidden neatly and the end of a keyhole cul-de-sac with close to 3000 sq ft this Walkout Bungalow is in 'Better than New' condition! Custom Built and boasting an Open Concept. The soaring 10' main floor ceiling greets you as you enter the tiled foyer, natural light compliments the Chef's Kitchen loaded with deep rich Maple cabinets, Granite counters, pot drawers and spacious center island with breakfast bar! Upgrade stainless steel appliances. Flows seamlessly through to the eating nook with bump out for the Hutch, and French door access to the expansive upper deck. Enjoy the views of the Park as you entertain your guests, the included natural gas BBQ is just waiting for your taste delights! The main floor living room offers the first gas fireplace, lots of windows with made custom blinds. Discover the Primary bedroom suite with lots of room to move around. highlighted by the luxury 5 piece bath, deep soaker tub, oversized shower and double vanity sinks with heated floors! There is also the full walk-in closet organized with California Closets! Through the Pocket door in the Kitchen is the oversized pantry, mud room and laundry with Steam appliances on Pedestals. Completing the main floor is the second bedroom that overlooks the park and is a step away from the main 4 piece bath, a main floor flex room that's a perfect office/den/library? As you marvel down the curved center staircase, you'll discover the fully developed Walkout basement. Completed in the same quality and accents as main level, with 9 ceiling! Open great/games/Media Entertain room, Built-in Maple cabinets, the second gas fireplace! Full Walkout with French Door access and bright large windows! Make a stop at the wet bar, loaded with matching cabinetry, counters but don't overlook the double wine fridges! Flows through to the Wine

room complete with Wine racks and extra storage. The Third bedroom with a huge walk-in closet and third full bath are nicely tucked away for privacy. There is also a storage room that is 80% complete that leads to the utility room that is tucked away to a quiet corner, but yet features High Efficiency furnace, a Water on Demand, and Water Softener with easy access to the electrical panel! When you step out to the lower deck, you can enjoy the enormous rear yard, take a quick turn and slip into the included and Private hot tub. The triple garage can easily accommodate 3 vehicles, is insulated, drywalled and has an overhead gas heater plus has added shelving storage! There is also a man door to exit the garage to the rear yard, that has 2 convenient Storage sheds. Like to walk you can step through the yard gate into the park behind and a short walk will take you along the pathway right to the lake! It doesn't get much better than this, come discover this Grand home and make it yours? A perfect location in Westmere Estates, low traffic street, quiet location and back directly onto the park! Book your viewing today!