



**GRASSROOTS**  
REALTY GROUP

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

**120 Oakmere Way**  
**Chestermere, Alberta**

**MLS # A2236359**



**\$759,000**

<b>Division:</b>	Westmere		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,414 sq.ft.	<b>Age:</b>	2003 (22 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Garage Faces Front, Heated Garage, Insulated, Ov		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Level, Treed, Underground Sprinklers		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Walk-In Closet(s)		
<b>Inclusions:</b>	Garage Cabinets and Shelving		

Welcome to this beautifully maintained home nestled on a quiet street, ideally located close to schools (but not too close!) and the nearby bike path. The impressive open-to-below front entry flows into a versatile flex room, perfect as a formal dining area, office, or craft room. The entryway seamlessly transitions into the bright, open-concept living space featuring hardwood floors throughout. The eat-in kitchen offers a corner pantry, silgranit sink, induction stove, and lots of cabinet space, while the living room showcases a stone gas fireplace. Sunny south-facing windows fill the home with natural light and provide access to the composite deck and private backyard. The main floor also includes a mudroom with laundry and storage, along with a convenient 2 pc bath. Upstairs, the spacious primary suite boasts a 6 pc ensuite and a walk-in closet, complemented by two additional large bedrooms, a 4 pc bath, and a bright bonus room. The fully finished basement features a spacious rec room, a 4th bedroom, an additional 3 pc bath, and a custom dog wash station for your furry friend. This home comes equipped with two furnaces, two hot water tanks, underground sprinklers, a heated attached garage with cabinets and shelving, central vacuum, and air conditioning, ensuring year-round comfort. The large fenced lot includes a spacious shed, established perennials, and mature trees, creating a beautiful outdoor retreat!