



GRASSROOTS
REALTY GROUP

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**215 Hawkmere Road
Chestermere, Alberta**

MLS # A2238605



\$775,000

Division:	Westmere		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,674 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Driveway, Triple Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	City Lot, Corner Lot, Fruit Trees/Shrub(s), Garden, Pie Shaped Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound		
Inclusions:	Kids Play Structure, Trampoline, Outdoor Shed		

Welcome to this fantastic family home in the heart of Chestermere. Perfect for families seeking to escape the city while still enjoying easy access to Calgary's amenities, this house is a must-see. Upon entering, you'll be greeted by a welcoming foyer with ample space to host guests. The entrance seamlessly opens to the bright, open-concept living room, dining nook, and kitchen, which features upgraded appliances. The gas stove is a chef's dream, and combined with the island and generous counter space, it's ideal for creating unforgettable family meals. Adjacent to the kitchen is a formal dining area, currently used as a kids' play space, with an office/den nearby for added versatility. Upstairs, you'll find a luxurious master retreat, along with three additional bedrooms and a spacious bonus room. There's plenty of room for each child to have their own space, as well as room for guests. The backyard is undoubtedly one of the home's highlights. The current owners take great pride in their gardening and food-growing efforts. The large strawberry patch produces a bounty of berries each spring, while raspberry bushes yield abundant fruit throughout the summer. At various times, they've also grown tomatoes, carrots, lettuce, broccoli, beans, potatoes, peas, and beets. Surrounded by wildflowers and shrubs, this backyard is a gardener's paradise. The large deck, complete with a gas hookup, is perfect for outdoor family dinners and gatherings. Call your favorite REALTOR® today to schedule a showing!