

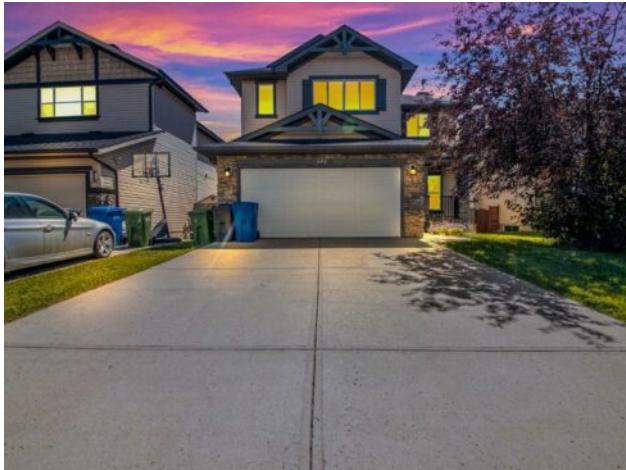


GRASSROOTS
REALTY GROUP

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

**344 Windermere Drive
Chestermere, Alberta**

MLS # A2239175



\$724,900

Division:	Westmere		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,254 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	RC1
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions:	NA
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Fantastic Value in a Prime Chestermere Location! Welcome to this well-maintained family home offering over 2,200 sq ft of comfortable living space in the peaceful and highly sought-after community of Chestermere. Just minutes from schools, parks, and everyday amenities, this home is perfect for growing families. The main floor features a bright flex room, ideal for a home office or play area, and a cozy family room with a fireplace that opens to the spacious kitchen, complete with an island and a dining nook that leads out to large, tiered backyard decks—perfect for summer entertaining. Upstairs, you'll find a versatile bonus room and three generously sized bedrooms, including a primary retreat with a luxurious 5-piece ensuite featuring a soaker tub and his-and-hers sinks. Additional highlights include central air conditioning, a front-attached garage, and an undeveloped basement that's ready for your personal touch. Don't miss this opportunity to own a beautiful home in an ideal location—a must-see at a great price!