



GRASSROOTS
REALTY GROUP

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**187 Hawkmere View
Chestermere, Alberta**

MLS # A2241076



\$640,000

Division:	NONE		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,616 sq.ft.	Age:	2004 (21 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Fruit Trees/Shrub(s),		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bathroom Rough-in, Central Vacuum, French Door, High Ceilings, Jetted Tub, Kitchen Island, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: 172 feet of trim lights on roof, leaf guard on gutters, gas heater in garage, ladder up to the garage ceiling storage, 2 sheds

Welcome to 187 Hawkmere View, a 1600 ft² bungalow! You will enjoy the lovely covered front porch where you can sip your morning coffee and catch up with the neighbours. The property is located on a quiet street backing on to an acreage with lots of trees and green space. As you come into the home there is a large entryway with plenty of space to drop your bags and remove your coat and shoes. You are greeted by an open concept main floor with vinyl plank flooring, vaulted ceilings and great lighting. The kitchen has an island with breakfast bar - nice to sit at while the meals are being made. Plenty of counterspace for meal prep and clean up. Stainless steel appliances including stove, refrigerator and dishwasher. There is a dining room next to kitchen for catching up at mealtime. The living room is conveniently located close by and has a gas fireplace that is surrounded by windows. Entertaining is so easy with this layout! The three bedrooms are all privately tucked away from the main hub. The primary bedroom has large windows facing out to the green space and acreage behind. There is a large walk in closet, 4 piece bathroom with a walk in shower and jetted bathtub. Bedroom 2 is also a good size and adjacent to the 4 piece bathroom. Bedroom 3 has large windows and is currently being used as a main floor office. The laundry is conveniently located on the main level in its own room which makes doing laundry a breeze! The lower level is unfinished with a rough in for bathroom. There are huge windows and a really great shape for future development - if desired. Out the back door you will love the yard with a 23x15 foot deck. Plenty of space for lots of outdoor furniture and BBQ. Such a quiet oasis to enjoy year round.. The double garage is insulated and drywalled and has a gas heater. Improvements to property in past 1-4 years are: vinyl plank flooring,

central air conditioning, 172' of trim lights, epoxy garage floor coating, refrigerator, leaf guard gutter covers down both sides of roof, asphalt shingles, garage roof storage with ladder access, gas heater in garage.