



**GRASSROOTS**  
REALTY GROUP

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**185 Westchester Way  
Chestermere, Alberta**

**MLS # A2241121**



**\$629,000**

<b>Division:</b>	Chesterview Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,395 sq.ft.	<b>Age:</b>	1994 (31 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.16 Acre		
<b>Lot Feat:</b>	Level, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s)		

**Inclusions:** None

Discover this EXCEPTIONAL 5 BEDROOM, 3-BATHROOM BI-LEVEL HOME nestled in the desirable Chesterview Estates, offering over 2,650 SQUARE FEET OF DEVELOPED LIVING SPACE. Perfectly situated just a short stroll to the serene lake, this property combines comfort, functionality, and a prime location. **\*\*Main Level Highlights:\*\*** - Bright and inviting kitchen featuring GRANITE COUNTERTOPS, PLENTY OF CUPBOARD SPACE, STAINLESS STEEL APPLIANCES, a versatile moveable island, and GENEROUS DINING SPACE &mdash; ideal for family meals and entertaining. - VAULTED CEILINGS, BRIGHT SUNNY LIVING ROOM with LARGE WINDOWS that flood the space with natural light, creating a warm and welcoming atmosphere. - Spacious master bedroom with a walk-in closet and a luxurious ensuite boasting a jetted soaker tub and a separate shower enclosure. **\*\*FULLY FINISHED BASEMENT:\*\*** - Perfect for family gatherings and entertaining, with a large family room, two additional bedrooms (4 & 5), a full bathroom, a versatile den, and a convenient wet bar. - Separate private entry through the garage provides easy access and additional privacy. **\*\*Outdoor Living & Location:\*\*** - Backing onto a peaceful pathway, the LARGE DECK and WEST FACING BACKYARD are perfect for summer barbecues, relaxing evenings, and outdoor entertaining. - Close proximity to parks, pathways, schools, and a variety of amenities, making this an ideal family home in a sought-after estate area. This rare find combines spacious living, thoughtful design, and a fantastic location &mdash; don&rsquo;t miss your chance to make this beautiful home yours! **\*\*SCHEDULE YOUR VIEWING TODAY!\*\***