



GRASSROOTS
REALTY GROUP

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147 Springmere Place
Chestermere, Alberta

MLS # A2246513



\$850,000

Division:	Westmere		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,780 sq.ft.	Age:	2004 (21 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Environmental Reserve, Landscaped, Level,		

Heating:	In Floor, Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, High Ceilings, Jetted Tub, Natural Woodwork, No Smoking Home		

Inclusions: built-in ceiling speakers, rough-in vaculfo, storage room and garage attached shelving, pool table

This Executive style WALKOUT, 4 BEDROOM BUNGALOW with Air Conditioning displays an elegance and calibre of finishing that is a dream to view. Offering over 3450 sq. ft of living area, this Windmere home is ideally located backing onto a NATURAL RESERVE PARK to appreciate while you enjoy a quiet morning coffee on the deck. Well-maintained and ready to move in to, you are welcomed into the home with gleaming hardwood floors, solid core passage doors, wide hallways, built-in ceiling speakers, high ceilings and attention to detail. The Main level offers an extraordinary 18' kitchen with upscale stainless steel appliances including a new induction slide-in range. With abundant solid maple cabinetry and gleaming granite countertops, it truly is a kitchen perfect for hosting family and friends. In addition to the formal dining room or flex room, there is a sizeable family eating area off the kitchen with deck access to enjoy the beautiful park views. The living room also looks onto the green area and features a gas fireplace for cozy evenings. Two sizeable bedrooms are on the Main and include a guest bedroom and the Primary bedroom overlooking the trees featuring an ensuite with jetted tub and maple/granite cabinetry. A guest bath and upgraded laundry complete this level. Follow the iron railing staircase to the bright WALKOUT level which reveals two more bedrooms, full bath, an enormous 35' entertaining area with wet bar and ambient gas fireplace plus a large storage area. 5 Zone IN-FLOOR HEAT is a valuable upgrade you'll quickly come to appreciate. Other thoughtful features include rough-in vac system, irrigation, A/C, backflow preventer, new shingles approx. 8 yrs old and nat. gas to double attached garage. This Walkout lower level opens onto the patio, allowing you to entertain with views. Located near The Station shopping

amenities, scenic walking paths, golf, lake and schools, this home is well suited for families, professionals and rightsizers alike. VIRTUAL Tour available -Call to view today to enjoy the benefits of small town charm and modern convenience.