



GRASSROOTS
REALTY GROUP

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**136 Stonemere Close
Chestermere, Alberta**

MLS # A2246883



\$995,000

Division:	Westmere		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,035 sq.ft.	Age:	2012 (13 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.19 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Landscaped, Pie Shaped Lot, Se		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	See Remarks, Vinyl Siding, Wood Frame	Zoning:	r-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Kitchen Island, Open Floorplan, See Remarks, Vinyl Windows		

Inclusions: N/A

Welcome to 136 Stonemere Close & Chestermere Living at Its Finest! Nestled in one of the best locations on the street, this stunning 3034 sq ft home sits on a massive 8,260 sq ft South-facing pie lot, backing directly onto a serene park and just seconds from the lake. Whether you're relaxing on the large deck, enjoying the circular concrete sitting area, or entertaining in your private backyard oasis, this property offers an unbeatable outdoor lifestyle. Inside, you'll find 4 spacious bedrooms upstairs, including a luxurious primary retreat, and a massive bonus room perfect for family movie nights or a playroom. The upper level also features a convenient laundry room and 2 full bathrooms. The main floor is designed for both function and elegance with a flexible office/den, a mudroom off the oversized double garage, a powder room, and a beautifully appointed kitchen and living area ideal for gatherings. The unfinished basement offers limitless potential for future development to fit your needs. Priced at \$995,000, this rare opportunity combines location, size, and lifestyle & all in the sought-after lakeside community of Chestermere.