



GRASSROOTS
REALTY GROUP

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

**213 Hawkmere Close
Chestermere, Alberta**

MLS # A2249035



\$799,900

Division:	Westmere		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,046 sq.ft.	Age:	2007 (18 yrs old)
Beds:	7	Baths:	4
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Interior Lot, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite, Walk-Out To Grade	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home, Open Floorplan, Walk-In Closet(s)		

Inclusions: Electric Range, Range Hood, Refrigerator, Washer, Dryer

ONE OF THE BEST-PRICED DETACHED HOMES IN CHESTERMERE BASED ON SQUARE FOOTAGE! OVER 4400 SQ FT OF LIVING SPACE - WALKOUT BASEMENT W NEW ILLEGAL SUITE THAT MAKES FOR AN AMAZING MORTGAGE HELPER - BEDROOM & FULL BATH ON MAIN LEVEL - 7 BEDS - 4 FULL BATHS - DECK ON MAIN & PATIO ON LOWER LEVEL - SEPARATE LAUNDRIES - AMPLE STORAGE - SUPER EASY ACCESS TO CHESTERMERE STATION WAY! Simple and functional floorplan throughout! Main floor offers living and family room, dining and additional breakfast nook, kitchen, BEDROOM AND FULL BATH. Laundry is on the main level as well. Upper level features 4 bedrooms, 2 FULL baths (ensuite included) and a large loft/bonus room. Of the 4 bedrooms, 1 is the master that comes with a 5 PC ensuite and W.I.C! Most importantly, the WALKOUT BASEMENT BOASTS A NEW ILLEGAL SUITE WITH 2 BEDROOMS, FULL BATH, REC/LIVING ROOM & A KITCHEN - MAKES FOR A GREAT MORTGAGE HELPER! This home is perfect for families looking to upsize or move to Chestermere & it also makes for an amazing investment property! AWESOME LOCATION! GREAT VALUE!