



**GRASSROOTS**  
REALTY GROUP

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**120 Springmere Grove  
Chestermere, Alberta**

**MLS # A2251008**



**\$499,900**

<b>Division:</b>	Westmere		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	2 Storey, Attached-Side by Side		
<b>Size:</b>	1,733 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, No Neighbours Behind, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 350
<b>Basement:</b>	Partial, Partially Finished	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Closet Organizers, High Ceilings, Kitchen Island, No Smoking Home, Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to Your Next Home at Westmere Gardens &mdash; a place where every day feels brighter, easier, and more connected. This remarkable 3-bed, 2.5-bath semi-detached home isn't just a house &mdash; it's the backdrop to the life you've been waiting to live. From the moment you enter, the sun-filled open-concept main floor draws you in. Imagine family dinners that linger long into the evening, laughter filling the air during weekend gatherings, and quiet nights curled up in your inviting living space. The kitchen, upgraded with stainless steel appliances, makes cooking a joy, while the main-floor laundry and a powder room add effortless convenience. Upstairs, your private primary suite is a retreat of its own, with a walk-in closet and spa-like 4-pc ensuite. Two additional bedrooms and another full bath give you the flexibility for family, guests, or the creative spaces you've always dreamed of. Downstairs, possibility comes alive. The partially finished basement invites you to imagine more: a home gym to start the day strong, a theatre for unforgettable nights, or a sleek office that fuels productivity. And with the easy option to convert one room into a full bathroom, you can expand as your vision grows. Step outside and discover a lifestyle designed to give you back your time &mdash; a double-attached garage, a low-maintenance yard, and the freedom of never having to shovel snow or mow the lawn again. And it doesn't stop there. You're surrounded by 6 excellent schools, 15+ restaurants, and just steps to Centennial Park, Invermere Park, and the Lakeside Golf Club. Whether it's adventure, relaxation, dining, or recreation &mdash; you'll find it all right at your doorstep. This is THE home that inspires, a location that connects, and a lifestyle that elevates. Claim it yours today, and

start your exciting new chapter!