



GRASSROOTS
REALTY GROUP

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

**393 Windermere Drive
Chestermere, Alberta**

MLS # A2252318



\$725,994

Division:	Westmere		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,248 sq.ft.	Age:	2008 (17 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Level, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home		

Inclusions:	n/a
--------------------	-----

Open House 7 September 1PM - 5 PM . Welcome to this beautifully updated and meticulously maintained 5 bedroom, 3.5 bathroom home ideally located in Chestermere's family friendly community Westmere, this bright and spacious family home boasts over 3200 sqft of developed living area. Open the front door to an inviting open-concept main level featuring a generous foyer and a versatile flex room. The heart of the home is the large kitchen with a cozy dining nook, complete with a central island and an expansive walk-through pantry that connects to the laundry/mudroom and attached double garage. Adjacent, the living room dazzles with soaring high ceilings and oversized windows that fill the space with natural light and "wow" factor. Upstairs has a massive bonus room, 2 sizeable bedrooms with their own full bath. The primary bedroom offers a walk-in closet and ensuite with soaker tub, separate shower and double sinks. Upgrades include new roof (2023). The basement is fully developed with two more bedrooms, full bathroom and huge rec room, basement does have a future kitchen plumbing and rough ins, separate laundry connection is also there in the basement. Excellent location within walking distance to Public and Catholic schools and very close to all amenities including shops and Chestermere Lake. This home is Move-in Ready -- an impressive 10/10!