



GRASSROOTS
REALTY GROUP

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**116 Willowmere Way
Chestermere, Alberta**

MLS # A2253981



\$789,500

Division:	Westmere		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,231 sq.ft.	Age:	2007 (18 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Off Street, Triple Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space, Landscaped, Rectang		

Heating:	Central, Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Vaulted Ceiling(s), Wet Bar		

Inclusions: non

| Triple Garage | Theatre Room | Spa-Inspired Ensuite | Steps to Park & School through walkway Welcome to this stunning fully finished 2-storey home in the highly sought-after Westmere community of Chestermere! Pride of ownership is evident throughout, with elegance and quality in every detail. From the extraordinary curb appeal with exposed aggregate driveway, triple car garage, and welcoming front porch, to the mature landscaping, this home checks all the boxes. Inside, you're greeted by a bright and spacious front room with an abundance of natural light. The main floor great room features a chef-inspired kitchen with granite countertops, a large island, upgraded appliances, and a massive walk-through pantry connected to the mudroom/laundry area. The open living room with gas fireplace and dining area flows beautifully to the large deck and private backyard—complete with a matching storage shed (siding & shingles same as the home). Upstairs, the primary suite is your personal sanctuary with a spa-inspired 5-piece ensuite and walk-in closet. Two additional bedrooms and a full bathroom complete the upper level. The finished basement offers the ultimate entertainment zone with a theatre room, wet bar, games area, fourth bedroom, full bath, and extra storage. What makes this property truly special is its location: the backyard faces a private green space with no houses directly behind, and from the upstairs bedroom, you can see the school. A walking path leads directly from your back gate to the school with no streets to cross—perfect for peace of mind. Plus, the street itself is extra wide, offering plenty of space and a great neighborhood feel. Additional features include central A/C, underground sprinklers, surround sound, central vac, a new water heater (2025), and a new roof (2022). This is more than a home—it's

the lifestyle you’ve been waiting for in Chestermere.