



GRASSROOTS
REALTY GROUP

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

**360 Parkmere Green
Chestermere, Alberta**

MLS # A2255866



\$795,000

Division:	Westmere		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,358 sq.ft.	Age:	2006 (19 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Gentle Sloping, Lawn, No Neighb		

Heating:	Central, Natural Gas, Zoned	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Stucco, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Granite Counters, High Ceilings, Kitchen Island, No Animal Home, Open Floorplan, Pantry, Storage, Sump Pump(s), Walk-In Closet(s)		
Inclusions:	Large Shed in Yard		

For more information, please click the "More Information" button. This beautifully maintained 3-bed, 3.5-bath estate home is located on a quiet street in The Estates of Westmere, backing onto green space with a playground just steps away — ideal for families, dog lovers, or anyone who values serenity and convenience. Step inside to an oversized front entry with a semi private cozy den, leading into a bright, open-concept main floor. The sunken entertainment area features 10-ft ceilings and a stunning double-sided fireplace that warms both the living and dining spaces. Hardwood floors, 9-ft ceilings throughout, and large east-facing windows fill the home with natural light and offer spectacular sunrise views over the park. The kitchen includes granite countertops, shaker-style cabinetry, and a large dining area with deck access — perfect for morning coffee or evening BBQs. A powder room is tucked off the kitchen, while the mudroom/laundry combo provides smart access to the oversized two car attached garage, with an EV Charger for your convenience. Upstairs, the spacious primary suite features a 4-piece ensuite and walk-in closet. Two additional bedrooms share a well-appointed 3-piece bath. The large east-facing bonus room is ideal for relaxing while watching the sun rise or fireworks in winter. An oversized staircase and skylit landing add a sense of space and light. The fully finished basement includes cork flooring, 8 & 9 ft ceilings, a 3-piece bath, dedicated office, and an art room. It's currently used as a gym but is also wired for a future home theatre. A large mechanical room and large under-stair storage keep things tidy and functional. Out back, a divided and wired shed offers secure storage on one side and a heated office on the other — complete with a window, man door, and Wi-Fi from the house. Ideal for remote work, hobby

mining, or creating a podcast studio. With room to park your boat in the driveway and the lake launch less than 5 minutes away, this home blends estate-level space with unbeatable access to nature and amenities. Walk to Safeway, dining, library, schools, dog park, and more.