



GRASSROOTS
REALTY GROUP

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**152 Willowmere Way
Chestermere, Alberta**

MLS # A2258456



\$799,990

Division:	Westmere		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,516 sq.ft.	Age:	2007 (18 yrs old)
Beds:	6	Baths:	4
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Landscaped,		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Granite Counters, High Ceilings, Jetted Tub, Kitchen Island, Pantry, Walk-In Closet(s)		

Inclusions: N/A

Location, Location!! Nestled on a peaceful street, this stunning 3,500 sqft developed family home offers unparalleled convenience and comfort. Directly backing onto a vast green playground area and just a short 10-minute walk to Chestermere Lake's beautiful beaches, this property is ideal for families who value both tranquility and accessibility. Key Features; Bedrooms 6 in total, including a spacious master suite with a walk-in closet and luxurious ensuite, plus a main-floor guest bedroom and a walkout basement bedroom. Bathrooms: 4 full bathrooms with elegant tiling. Living Spaces: Open-concept 9ft ceiling main floor featuring a cozy gas fireplace in the family room, a formal living room, and a dining area. Modern kitchen with a large granite island and ample cabinetry. A bonus room on the second floor for additional relaxation or entertainment. A fully developed 9ft ceiling walkout basement complete with a bar, recreation room, bedroom, and full bathroom. Outdoor Living: Huge deck overlooking the playground and green space. Easy access to nearby schools and amenities. Prime Location: Schools, Both elementary and high schools are conveniently located across the playground. Recreation: Enjoy lakefront activities at Chestermere Lake just a short stroll away. Shopping: Only a 5-minute drive to East Hills Shopping Center, where you'll find everything you need. Additional Features: Double-attached garage. Upper floor air conditioned Stylish tiled floors. Roof shingles replaced in 2022. Two furnaces and two Hot water tanks. Peaceful and family-friendly neighborhood. This home has it all—ample space, thoughtful design, and a prime location close to schools, shopping, and recreation. Don't miss your chance to make it yours!

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