



GRASSROOTS
REALTY GROUP

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**117 Hawkmere Place
Chestermere, Alberta**

MLS # A2258833



\$769,000

Division:	Westmere		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,356 sq.ft.	Age:	2007 (18 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Fruit Trees/Shrub(s), Rectangular Lot		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Granite Counters, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Wired for Data, Wired for Sound		
Inclusions:	Shed		

Former spec home with 5 Bedrooms, 3.5 Bathrooms with fully finished basement is out first time in market for resale. A Huge Bonus room with custom cabinets with roughed in wiring for home theatre and open to below area allows more natural light. A good size deck surrounded by fully landscaped / fenced private yard with flowers, trees and shrubs for all summer enjoyment. Main and Basement ceiling include inbuilt ceiling speakers for entertaining guests. Multiple locations of ethernet outlets allow seamless connectivity of devices require extra bandwidth. Rough in irrigation available at front and back of house for future use. Extended driveway to park extra vehicles with ease. Upper floor vanities and kitchen sink has been under mounted with granite counter tops. Recently Range, Microwave, Dishwasher and Hot water tank has been replaced. House has many upgrades and over the years improvements will benefits next owner to enjoy.