



GRASSROOTS
REALTY GROUP

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

**260 Stonemere Place
Chestermere, Alberta**

MLS # A2265461



\$375,000

Division:	Westmere		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,124 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Asphalt, Assigned, Guest, Stall		
Lot Size:	-		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, See Remarks		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Laminate
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Concrete, Vinyl Siding, Wood Frame
Foundation:	Poured Concrete
Features:	Kitchen Island, Laminate Counters, No Smoking Home

Water:	-
Sewer:	-
Condo Fee:	\$ 396
LLD:	-
Zoning:	DC
Utilities:	-

Inclusions: N/A

Looking for a stylish home that doesn't break the bank? This one stands out from the crowd with a price that's hard to beat in today's market. Perfect for first-time buyers, savvy investors, or anyone craving a great deal in a growing community. This well-positioned unit in a fantastic complex offers both comfort and convenience. It features three bedrooms and 2.5 bathrooms and is bright, clean, and well-maintained. The kitchen boasts white cabinetry, a spacious island, and a generous pantry. On the main floor, you'll find a large living room, a dining area with updated laminate flooring, a powder room, and a sunlit kitchen with ample windows. The sizable primary bedroom upstairs includes double closets, two additional bedrooms, and a 4-piece bathroom. The partially finished basement provides extra living space, including a large recreation room, laundry facilities, and a 3-piece bathroom. Adding to its appeal, this unit comes with two assigned parking stalls right in front. Enjoy a front porch and private backyard. Located just a short walk from schools, shopping, and Chestermere Lake, it perfectly combines accessibility with charm!