



GRASSROOTS
REALTY GROUP

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**276 Viewpointe Terrace
Chestermere, Alberta**

MLS # A2266858



\$479,900

Division:	Westmere		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,501 sq.ft.	Age:	2014 (11 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Landscaped, Sloped Down		

Heating:	Forced Air
Floors:	Carpet, Laminate, Tile
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Wood Frame
Foundation:	Poured Concrete
Features:	Built-in Features, Granite Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	PS
Utilities:	-

Inclusions: n/a

Not a condo property and no condo fees! Own your land with this updated 2 storey walkout home in Westmere under \$500K! Modern open plan with spacious kitchen & many bright windows. Unobstructed views over the prairies behind and complete privacy. Stainless steel appliances, granite countertops & central island, with ample cabinet space & corner pantry. Upgraded durable vinyl plank flooring throughout the main level. 3 generous bedrooms up including oversized primary bedroom with 2 full bathrooms & great storage. Front bonus room rarely available in a duplex or townhome style layout! Soaring vaulted ceilings & ample room for a media/family room. Convenient second floor laundry. Undeveloped walkout basement with separate entrance leading to private, well sized rear yard. All the rooms, size, & amenities of a large more expensive home in an affordable turnkey package! Fully insulated attached garage with additional parking pad out front. Enjoy the rich amenities of Westmere including a winding network nature focused pathways and only 1 block walking distance to Chestermere Lake! One of the closest locations to all the amenities, shops, restaurants, & schools of Chestermere with a quick escape on the Trans-Canada to Calgary. Immense value in Chestermere!