



GRASSROOTS
REALTY GROUP

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**280 Willowmere Way
Chestermere, Alberta**

MLS # A2269758



\$749,000

Division:	Westmere		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,137 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Corner Lot, Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Stone, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Built-in Features, Kitchen Island, No Smoking Home, Pantry

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R-1

Utilities: -

Inclusions: Refrigerator in the basement, Gazebo on the deck.

Welcome to the pristine community of Westmere, located just east of Calgary — only 20 minutes from the downtown with quick access to major highways. The main floor offers a functional layout featuring a bright den or office space, a convenient laundry room, and a mud area with a built-in bench. Upstairs, you'll find an oversized primary bedroom with large windows, a walk-in closet, and a custom 5-piece spa-like ensuite — your own private retreat. Two additional spacious bedrooms, a full main bathroom, and a stunning vaulted bonus room complete the upper level. Basement features a bedroom, rec/game room and lot of space for storage. Don't miss your chance to call this home yours — contact your favourite REALTOR® today!