



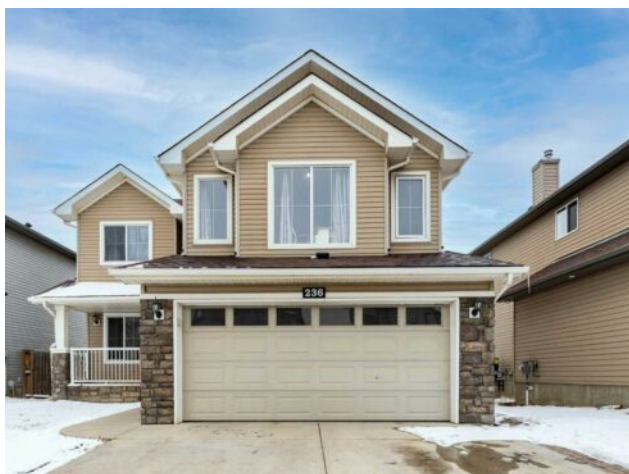
**GRASSROOTS**  
REALTY GROUP

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**236 Willowmere Way  
Chestermere, Alberta**

**MLS # A2273518**



**\$689,990**

<b>Division:</b>	Westmere		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,243 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Parking Pad		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot		

<b>Heating:</b>	Central, Fireplace(s), Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-CG
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), Chandelier, Double Vanity, French Door, Open Floorplan, Pantry, Separate Entrance, Vaulted Ceiling(s)		

**Inclusions:** N/A

Beautiful family home on a quiet street with a lot size over 5,000 SQ.FT., located steps from a large playground. The upper floor features 3 bedrooms, a VAULTED BONUS room, and a spacious primary suite with a walk-in closet and ensuite. The main level offers an open-concept kitchen, dining area, family room with a gas FIREPLACE, plus a DEN/OFFICE, half bath, and laundry. The BASEMENT includes a SEPARATE ENTRANCE and its own laundry, suitable for extended family use. Enjoy the DECK, backyard garden, storage shed, and a double attached GARAGE. Schools are conveniently across the green space, with Chestermere LAKE, East Hills Shopping Centre, and quick access to Calgary nearby.