



**GRASSROOTS**  
REALTY GROUP

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## 188 Mclvor Terrace Chestermere, Alberta

**MLS # A2276102**



# \$690,000

<b>Division:</b>	Mclvor		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,284 sq.ft.	<b>Age:</b>	2015 (10 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Front Drive, Garage Door Oper		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Stone, Stucco, Wood Frame	<b>Zoning:</b>	Z-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Chandelier, Double Vanity, Granite Counters, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vinyl Windows		

**Inclusions:** Tv Mounts (not TVs)

Best deal in Chestermere and Pride of Ownership in every step to and inside this fully detached home sitting on a traditional lot at one of the most desirable courts, near Mclvor terr playground, the very popular Chestermere lake, Lakeside Golf Club and much more. Pull up to the deep and double wide driveway leading to the attached front double garage to park your toys and store backyard supplies. Come on inside through a wide main entrance door and you will be greeted by open to above spiral staircase and a private home office. Walk further on the gleaming hardwood floors and observe 9ft ceilings plus 8ft tall doors through the hallway into a stylish kitchen showcasing a large kitchen island, stone countertops, glass cooktop, stainless steel appliances and a walk through pantry. Across, there's a huge living room that can easily seat large gatherings and a dining area that overlooks the massive deck in the backyard rearing onto a pathway. Upstairs this home is a great example of thoughtfulness for everyday practical lifestyle. Master retreat features a 5pc ensuite leading into walk-through closet that further leads into a private entrance to laundry room besides its 2nd common entrance. Other two generous sized secondary bedrooms come with large double closets and a 4 pc common bath. The Family / bonus room upstairs is a large open space for large families to get together and cherish memorable moments. Downstairs-Unfinished Basement is a large unspoilt area that the next buyers can finish as they wish or use it as-is for gym equipment or games area, as they make this house their home.