



GRASSROOTS
REALTY GROUP

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

**127 Invermere Close
Chestermere, Alberta**

MLS # A2277017



\$674,900

Division:	Westmere		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,496 sq.ft.	Age:	2003 (23 yrs old)
Beds:	2	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De		

Heating:	Forced Air	Water:	Public
Floors:	Carpet, Vinyl Plank	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Concrete, Vinyl Siding, Wood Frame	Zoning:	R-2
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, See Remarks, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar		
Inclusions:	Double Door Refrigerator located near the bar		

Welcome to this stunning Attached Walkout Bungalow, beautifully designed and professionally renovated 2 bedroom, 2 1/2 bath home. Nestled in a quiet cul-de-sac in the heart of Chestermere with "No Condo or HOA Fees". Boasting over 2300 square feet of sophisticated living on both levels, this air conditioned home has been thoughtfully updated from floor to ceiling. Enjoy all new KitchenAid stainless steel appliances, sleek quartz kitchen countertops, upgraded flooring, new bathroom fixtures, new light fixtures, popcorn ceiling removed, cabinets, railings and walls all painted. The bright open floor concept, includes 9' ceilings, vaulted living room ceiling with a gas fireplace, architectural archways to accent the main level. The spacious kitchen features a large skylight, island with breakfast bar and casual dining area for every day use, with access to an incredible upper west facing outdoor deck. The main floor includes a large formal dining room adjacent to the kitchen ideal for family and friends gatherings. The large primary bedroom includes a spa-like 4 piece ensuite with a jetted tub and walk-in closet. The laundry room (new high end washer/dryer) is conveniently located on the main level complete with a large mudroom with plenty of storage. The elegant grand curved stair case with spindle railings leads you to the beautiful developed basement. The lower walk out boasts a large second bedroom, full bath, large rec room with entertainment built-ins and a bar area, perfect for entertaining! It also includes a storage room that is ideal for any hobbyist or future development. From here step out to your beautiful lower patio into your large pie shaped back yard backing onto a stunning walkway and pond. Avoid those high condo fees, there is an OPTIONAL maintenance fee for \$134/month that includes lawncare, shoveling and seasonal irrigation maintenance. Allowing you to

enjoy all of the amenities that the City of Chestermere offers, lake activities, golf, shopping, restaurants, recreation. Pride of ownership shown throughout this quality built Shane Home. This beautiful property is a rare find and is located only 20-25 minutes from downtown Calgary, Call to view!