



**GRASSROOTS**  
REALTY GROUP

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**239 STONEMERE Green**  
**Chestermere, Alberta**

**MLS # A2280894**



**\$1,159,900**

<b>Division:</b>	Westmere		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,547 sq.ft.	<b>Age:</b>	2015 (11 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Aggregate, Front Drive, Garage Door Opener, Heated Garage, Insulated, Over		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Creek/River/Stream/Pond, Cul-De		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Wet Bar		

**Inclusions:** TV Bracket, Shed, Garage Cabinets, Gemstone Lighting, Garage Heater

Welcome to 239 Stonemere Green, a LUXURIOUS property offering one of the most coveted locations, NORTH STONEMERE ESTATES, Chestermere. Where nature, water, and everyday convenience meet seamlessly. With unobstructed views of Chestermere Lake and Crystal Park Pond, this residence provides a serene backdrop that is truly unmatched! Step outside to enjoy quick access to the off leash dog park, Cove Beach, scenic pathways, or simply relax on your oversized deck while taking in the pond views or city event fireworks over the lake. Inside, you are welcomed by over 3,400+ sq. ft. of refined living space, a large 32' x 21'6" heated, triple, car garage, and a layout that blends modern comfort with upscale design. Abundant natural light fills the main floor, creating an atmosphere that is both grand and inviting. At the heart of the home is a beautifully appointed chef's dream kitchen featuring: Premium cabinetry, including soft close drawers, an oversized island with Quartz countertops, upgraded Fisher & Paykel STAINLESS STEEL appliances, including a gas range, a 'warming' drawer and a spacious walk thru pantry! Thoughtful design perfect for gatherings and everyday living! The upper level features three spacious bedrooms and a central bonus room! The stunning primary retreat will accommodate your KING bed made complete with a designer en-suite boasting a 'curbless' shower, oversized soaker tub, and a very generous walk-in closet. A dedicated laundry room with an OVERSIZED washer and dryer adds everyday convenience. The fully developed WALK OUT basement is designed for entertaining, offering natural light, gorgeous, serene views, boasting a large rec room, a built-in wet bar with a beverage/wine fridge and illuminated shelving, plus an additional bedroom and full bathroom, ideal for guests,

inlaws, or multigenerational living. The triple car garage is a standout feature, fully finished with: Polyaspartic flooring, Reznor heater, painted walls and 'Level 5' finished ceiling, Workbench, cabinetry, and custom overhead storage, electrical sub-panel plus both hot and cold water taps! Additional upgrades include Gemstone lighting, two air conditioning units, custom exterior shed complete with shingles and siding, rough-in irrigation and a Kinetico water softener. Nestled in the highly sought after community of Westmere, you are minutes from parks, beaches, walking paths, and everyday amenities, all with a quick and easy commute into Calgary. This is more than a home; it's a lifestyle defined by nature, comfort, and elevated living. Don't miss the opportunity to make this property your new home!