



GRASSROOTS
REALTY GROUP

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244 Oakmere Place
Chestermere, Alberta

MLS # A2283808



\$649,900

Division:	Westmere		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,069 sq.ft.	Age:	2002 (24 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.26 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Hardwood, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	Cable Internet Access, Electricity Connected, Natural Gas
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Chandelier, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, Pantry, See Remarks, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	Outdoor Shed, Garage Gas Heater		

Welcome to 244 Oakmere Place, Chestermere, Alberta. This 5-bedroom home is proudly offered by the original owner. This extremely well-maintained and updated 2-storey home is ideally located in the heart of Chestermere and offers over 2,700 sq ft of fully developed living space. Thoughtful updates and pride of ownership are evident throughout. The kitchen was updated in 2020, featuring refreshed cabinetry, new backsplash, updated countertops, and opens beautifully to the bright main living area, large family room with a gas fireplace, highlighted by hardwood flooring on both the main and upper levels. Upstairs you'll find three spacious bedrooms, the large primary bedroom includes a spa-like 4-piece ensuite with a jetted tub and walk-in closet, a huge great room, 4-piece bathroom, conveniently located laundry room. An impressive functional layout ideal for families. The home offers 4 bathrooms in total, including one 2-piece, one 3-piece, and two 4-piece baths. The fully and professionally developed basement adds excellent living space that includes two additional bedrooms, bathroom, perfect for guests, teens, or a home office setup. Additional highlights include a fully insulated and drywalled double garage with a REZNOR gas furnace (2021), a new garage door opener. Shingles, hot water tank, and high-efficiency furnace replaced in (2014). Situated on a huge 11,287 sq ft southwest-facing lot. A massive, park-like back yard that's perfect for summer entertaining, kids, pets, or simply relaxing in your own private outdoor oasis. The outdoor space is exceptional, featuring a beautiful two-level back deck with over 275 sq ft of outdoor living space. The double-gated west side access provides ample storage or RV parking, a rare and valuable feature. Conveniently located to parks, schools, shopping, restaurants, Lake Chestermere and Golf

Course. This is a rare opportunity to own a meticulously cared-for home in one of Chestermere’s most desirable neighborhoods. Call your favorite REALTOR® today to book your private showing.