



**232 Springmere Place  
Chestermere, Alberta**

**MLS # A2286877**



**\$749,900**

<b>Division:</b>	Westmere		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,619 sq.ft.	<b>Age:</b>	2000 (26 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Garden, Pie Shaped		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Ceiling Fan(s), High Ceilings, Kitchen Island, Open Floorplan, Pantry, Separate Entrance, Storage, Walk-In Closet(s)		

**Inclusions:** Basement Storage Shelves (3 Tall and 1 Short)

OPEN HOUSE - March 28, 1:00-4:00 - Welcome to this meticulously maintained bungalow offering the perfect blend of comfortable main-floor living and thoughtful, functional design. Filled with natural light, the home welcomes you with beautiful morning sun in the foyer and warm afternoon light streaming across the back of the house. The main level is both spacious and inviting, featuring an expansive living room and a cozy family room centered around a charming fireplace &mdash; ideal for relaxing evenings or gathering with loved ones. The gourmet kitchen is fully equipped with an island, complete with a breakfast bar, and a full size pantry for easy storage., The adjacent dining area provides the perfect setting for family meals and entertaining and a doorway just beyond opens to the balcony, perfect for enjoying the picturesque views of the green space behind the home. The main floor bedrooms also serve as private retreats. The Primary bedroom is highlighted by a large walk-in closet and a private ensuite bath. An additional well-proportioned bedroom offers flexible space for family or guests. The main floor has a dedicated laundry room and a full bathroom for further everyday convenience. Downstairs, the fully finished walkout basement significantly expands your living space with a sprawling recreation room, a dedicated home office, and two additional large bedrooms, and a full bathroom &mdash; perfect for a growing family or hosting visitors. A sizeable unfinished storage area with included shelving ensures everything has its place. Outdoor living is truly exceptional. Backing directly onto peaceful greenspace, the yard offers tranquility and convenient access to beautiful walking paths. Enjoy underground sprinklers, and easy access to the numerous nearby amenities. Further benefits of this bungalow include a new hot water tank, central air conditioning,

and a quiet street location that ensures minimal traffic and a welcoming neighbourhood atmosphere. Ideally situated in the family-friendly community of Westmere, this home is within easy walking distance to a Catholic high school and a K&ndash;4 public school. You&rsquo;ll also appreciate being just minutes from Safeway, Shoppers Drug Mart, and a variety of local amenities, making everyday errands simple and convenient. This exceptional property delivers space, comfort, and location &mdash; the complete package for modern family living.