



**264 Windermere Drive  
Chestermere, Alberta**

**MLS # A2287767**



**\$669,000**

<b>Division:</b>	Westmere		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,500 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Garage Faces Front		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<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>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Built-in Features, Ceiling Fan(s), Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Soaking Tub, Vaulted Ceiling(s)		
<b>Inclusions:</b>	Shed		

Hello, Gorgeous! Welcome to 264 Windermere Drive in the desirable lake community of Chestermere. This fully developed walkout bungalow offers 1,500 sq ft above grade plus an additional 1,435 sq ft in the finished basement, providing over 2,900 sq ft of total living space. The main floor features vaulted ceilings, a bright living room with gas fireplace, and a kitchen updated with brand new stainless steel appliances. The spacious primary bedroom includes a 5-piece ensuite and walk-in closet. A second bedroom, full bathroom, and main-floor laundry complete this level. The walkout basement offers two additional bedrooms, a full bathroom, a large recreation room, a separate family room, and a second gas fireplace with direct access to the lower patio. Recent updates include fresh interior paint, new stainless steel kitchen appliances, and a new garage door spring in 2024. The landscaped backyard includes a removable shed for additional storage. Located within walking distance to Chestermere Lake, schools, parks, shopping, and transit, this home offers an excellent opportunity in one of Chestermere's most sought-after neighbourhoods.