



**201 Aspenmere Way
Chestermere, Alberta**

MLS # A2289078



\$1,071,999

Division:	Westmere		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,822 sq.ft.	Age:	2017 (9 yrs old)
Beds:	6	Baths:	5
Garage:	Triple Garage Attached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Corner Lot, Few Trees, Front Yard		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Built-in Features, Central Vacuum, Chandelier, Closet Organizers, Crown Molding, Double Vanity, Elevator, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Quartz Counters, Recessed Lighting, Soaking Tub, Storage, Track Lighting, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		
Inclusions:	N/A		

Imagine stepping into your dream oasis right in the heart of Westmere, Chestermere's most coveted gem—just a quick hop from Calgary! This jaw-dropping corner-lot masterpiece sits proudly beside serene Aspenmere Park, delivering endless green vistas, total seclusion (zero neighbors staring over your fence), and that priceless feeling of your own private escape. Bathed in sunshine from its smart east-to-west layout, natural light pours in from dawn till dusk—paired with central air conditioning to keep things perfectly cool no matter how hot the summer gets. Push open the door to this epic two-storey stunner boasting 3,944 sq ft of pure, expertly designed living magic. Inside, discover 6 massive bedrooms and 5 sleek bathrooms ready to accommodate everyone and everything. The main floor? Pure genius—soundproofed flooring for peace, a dedicated guest suite complete with closet and full 3-piece bath (perfect for in-laws, grown kids, or weekend visitors). The chef's paradise kitchen will blow your mind: gleaming stainless steel appliances, towering full-height cabinets, luxurious granite countertops, and a huge centre island that's begging for family breakfasts or late-night snacks. And wait—there's a separate spice kitchen armed with an electric stove and massive walk-in pantry so you can tackle bold flavors without chaos in the main space! Everything flows in an effortless open-concept wonderland: kitchen melting into dining and family zones flooded with windows for that bright, airy vibe. Curl up by the cozy gas fireplace in the family room, toss laundry in on the main level for zero hassle, then glide out to your massive deck—overlooking a fully fenced backyard with seamless gate access straight into Aspenmere Park. BBQ seasons, playtime, stargazing? This is your ultimate outdoor playground! Head upstairs to luxury

overload: two incredible primary suites, each with private ensuites! One boasts breathtaking park views, a huge walk-in closet, and a spa-like 5-piece ensuite featuring a deep soaking tub and double vanity. Two more generous bedrooms and a flexible bonus room await for movie nights, homework, or chill hangouts. The fully finished basement is a total game-changer—private covered entry, giant rec room with electric fireplace, built-in wet bar for epic gatherings, another bedroom, and a 3-piece bath. Best part? It's already roughed-in for an easy legal secondary suite conversion (just need municipal approvals and permits—prime setup for rental income or extended family!). Don't miss the wow-factor extras: a triple front-attached garage with EV charging station, water softener, central vacuum, solar rough-ins, and structural warranty solid until September 2027. Park up to 6 vehicles on the driveway plus street spots galore. This isn't just a house—it's your next-level lifestyle upgrade in one of the most family-favorite spots near the lake and city! Opportunities like this vanish fast—grab your private tour before it's gone!