



**199 Hawkmere Road  
Chestermere, Alberta**

**MLS # A2290630**



**\$729,900**

<b>Division:</b>	Westmere		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,224 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Attached, Heated Garage, Oversized		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<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	<b>Zoning:</b>	R-1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Double Vanity, Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

**Inclusions:** N/A

UPGRADED and METICULOUSLY MAINTAINED home with a HEATED OVERSIZED DOUBLE ATTACHED GARAGE (24.4' X 22.3&rsquo;), 3000+ SQFT OF LIVING SPACE, 4 LARGE BEDROOMS and 3.5 CUSTOM-DESIGNED BATHROOMS, a HUGE THEATRE-STYLE BONUS ROOM UPSTAIRS, a BUILT-IN SPEAKER SYSTEM throughout, and a LANDSCAPED BACK YARD! Welcome to this beautifully updated home offering space, unmatched style, and thoughtful upgrades. The main floor features a private den/office, 2PC bath, convenient laundry room, and a bright living area with a cozy gas fireplace. The extended kitchen showcases an island, modern finishes, and flows seamlessly into the dining area with direct access to the backyard deck! Upstairs offers newer carpet with thick underlay across the entire level. The PRIMARY BEDROOM is a true retreat with a luxurious 5PC ensuite designed with spa-like attention to detail, featuring a freestanding tub, custom glass shower, intricate tiling, LED heated mirror, and a convenient walk-in closet. Two additional large bedrooms share a fully renovated 3PC bath with a custom tiled shower. The VAULTED HIGH-CEILING BONUS ROOM with custom built-ins adds character and functionality, plus there is an additional office with built-in cabinets, desk, and a window overlooking the bonus room. The fully developed basement expands your living space with a HUGE REC ROOM, an additional bedroom, and a 4PC bath. Step outside to the nicely updated, oversized back deck with flowering trees, creating a private outdoor setting for BBQs and relaxation. The heated double garage is OVERSIZED, making it capable of fitting a full-size truck and SUV, while still leaving room on the side for storage or a workbench, and it even has a large custom-built overhead storage area. Additional upgrades include a NEW

ROOF (2024) with 30-year WARRANTY, a BUILT-IN HUMIDIFIER, and CENTRAL AIR CONDITIONING. Located on a quiet street within a 7-minute walk to Prairie Waters Elementary School, St. Gabriel the Archangel School, and the main shopping district, a 12-minute walk to the main beach, boardwalk, and the public library, along with nearby parks, bike trails, and quick access to Highway 1 and 17th Avenue, this TURN-KEY HOME HAS SPACE, UPGRADES and STYLE UNMATCHED BY OTHERS, and an UNBEATABLE LOCATION &mdash; PRICED TO SELL, DON&rsquo;T MISS OUT!