



**232 Oakmere Place  
Chestermere, Alberta**

**MLS # A2291102**



**\$789,900**

<b>Division:</b>	Westmere		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,196 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 2 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Cul-De-Sac, Gazebo,		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<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>	-

**Features:** Bathroom Rough-in, Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Granite Counters, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)

**Inclusions:** Gazebo, Pergola, Hot Tub, Shed, Ikea Wardrobe in Basement, TV Mounts,

RARE OPPORTUNITY to own a meticulously cared for and RENOVATED home where privacy, space, and location perfectly align. For the first time in nearly 25 years, this exceptional residence, maintained by the original owners, is available on a coveted Westmere cul-de-sac. Positioned on an oversized pie-shaped lot, this home offers a rare park-side lifestyle. Because it backs directly onto a serene GREEN SPACE with no rear neighbours, the backyard serves as a total private sanctuary. Inside, you will find over 3,200 ft<sup>2</sup> of developed living space featuring solid maple hardwood floors and an updated kitchen with granite counters and stainless steel appliances. The thoughtfully designed main floor includes a welcoming family room with a gas fireplace and custom built-ins, a dedicated home office, a formal dining area, and a functional mudroom with laundry. The upper level is a standout feature, boasting FOUR GENEROUS BEDROOMS, including a renovated primary retreat with heated ensuite flooring and an oversized glass walk-in shower. All bathrooms throughout the home have been tastefully updated. The fully finished basement adds even more versatility with a large recreation area and a fifth bedroom equipped with a new egress window. This home is mechanically sound with a NEW furnace (2023), on-demand hot water (2018), central air conditioning, and a water softener. The outdoor space is equally impressive, featuring a two-tiered COMPOSITE deck with integrated lighting, a pergola, gazebo, and a hot tub, all framed by mature trees. Complete with a HEATED garage featuring epoxy floors and attic storage, this home is perfectly located within walking distance to local schools and minutes from Chestermere Lake. Be sure to ask your Realtor for the complete list of renovations and upgrades!