



**123 PARKMERE Court**  
**Chestermere, Alberta**

**MLS # A2291374**



**\$825,000**

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Westmere  |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | Bungalow  |               |                   |
| <b>Size:</b>     | 1,612 sq.ft.  | <b>Age:</b>   | 2006 (20 yrs old) |
| <b>Beds:</b>     | 4   | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Heated Garage, Oversized, Triple Garage Attached          |               |                   |
| <b>Lot Size:</b> | 0.30 Acre   |               |                   |
| <b>Lot Feat:</b> | Front Yard, Irregular Lot, Landscaped, Lawn, No Back Lane |               |                   |

|                    |                                    |                   |     |
|--------------------|------------------------------------|-------------------|-----|
| <b>Heating:</b>    | In Floor, Fireplace(s), Forced Air | <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>   | Wood Frame                         | <b>Zoning:</b>    | R-1 |
| <b>Foundation:</b> | Poured Concrete                    | <b>Utilities:</b> | -   |

**Features:** Bar, Built-in Features, Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry, Storage, Walk-In Closet(s)

**Inclusions:** Garden shed, Garage Heater, TV Bracket

Welcome to 123 Parkmere Court! Timeless Elegance is apparent in this four bedroom EXECUTIVE STYLE bungalow ideally situated on a massive pie-shaped lot siding onto a green space in the highly sought-after community of Westmere! Offering 1600+ sq ft on the main level plus 1428 in the fully developed basement, this property offers over 3000 sq ft of living space! The contemporary floor plan is filled with an abundance of natural light, creating a warm and inviting atmosphere throughout! Step inside and be greeted by a large foyer. The well-appointed kitchen features GRANITE countertops, a center island, custom cabinetry, and a full STAINLESS STEEL appliance package (kitchen appliances are approx one year old), making this property ideal for everyday living and entertaining. A main floor den and formal dining area provide additional flexibility for entertaining or working from home. The spacious living area is anchored by a cozy gas fireplace and there is plenty of room for furniture placement! The main level also includes two generously sized bedrooms, including the primary retreat complete with a walk-in closet and full ensuite bath. There is an additional four piece bath which services the second bedroom or for your guests! The fully developed basement expands the living space with an enormous recreation room, stylish corner bar, two additional spacious bedrooms, and a full bathroom. The basement bathroom is complete with infloor heat, perfect for guests or growing families. The HEATED triple garage has professional finished Epoxy flooring (completed approx 3 years ago) and is OVERSIZED, measuring 23'7" x 29'3"! What truly sets this property apart is the immaculately landscaped yard complete with mature trees and shrubbery, stone patio and an underground sprinkler system! Siding onto a green space and with a quick walk to the lake, the dog

park and several amenities such as Safeway and Tim Hortons! The outdoor setting offers peace, privacy, and true tranquility. Complete with Central Air Conditioning and a covered deck for year round enjoyment, this exceptional property offers luxury, location, and lifestyle all in one. **\*\*Click on the Link for the 3D Virtual Tour\*\***