



**144 Springmere Close
Chestermere, Alberta**

MLS # A2293499



\$689,900

Division:	Westmere		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,069 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Bathroom Rough-in, Central Vacuum, Granite Counters, Open Floorplan, Pantry, Quartz Counters, Soaking Tub, Track Lighting, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: cabinets in garage, shelving in basement, awning on back deck

This picture perfect 2 story home in popular Westmere has been lovingly maintained and beautifully upgraded. Step into the front foyer where soaring ceilings and tons of natural light instantly give you that welcome home feeling. A front flex room with arched openings can be used as a formal dining room, home office or maybe a cozy reading nook or music room. The kitchen is like a breath of fresh air with cheery blue and white painted cabinets, white quartz counters, herringbone tile backsplash, stainless steel fridge & stove, a corner pantry and large island with seating. The kitchen is open to both the eating area and the cozy living room complete with a gas fireplace for warmth and ambience. The open layout is ideal for both everyday living and entertaining. An abundance of natural light, and gorgeous rich wood flooring throughout make this space feel bright and open. A 2 pc powder room and laundry are discreetly tucked a couple of steps down from the main level and conveniently situated close to the garage entry. Upstairs you'll first come to the bright and sunny bonus room located on its own level. This room features a vaulted ceiling, tons of windows and the best little covered deck where you can relax with your morning coffee or curl up with a book and enjoy a beautiful sunset with a glass of wine. This just might be the best room in the house. Up a few more stairs you'll find 3 generous bedrooms including the spacious primary retreat complete with 4 pc ensuite with soaker tub and a nice walk in closet. The other 2 bedrooms share the main bath and there is a nice sized storage closet in the main hall. The fully finished basement offers endless opportunities to expand your living space as needed and ceilings and large windows make it bright and welcoming. This is a nice sized family room complete with a cozy gas fireplace and an additional

area connected could be used as a games room, kids playroom or home gym. This space could quite easily be converted to a 4th bedroom if needed and the storage room right next to it is roughed in for a bathroom. Outside you'll enjoy a large backyard that is almost fully fenced and the large deck off the kitchen and eating area has enclosed storage underneath. There is plenty of room for kids and pets to play in the yard plus a back lane behind means that you can store a boat, ATV or small RV in your yard. There is also 220 amp power available if you want to run power to a small shop, shed or hot tub. This home is in an ideal location close to shopping, restaurants, bars, gyms, the library, the lake & beach as well as the many gorgeous parks and pathways Westmere has to offer including a huge off leash dog park. There is even a playground just down the street. Plus you are close to both major routes in and out of Chestermere for an easy commute. Don't miss your chance to call this beautiful home yours.