



**144 Hawkmere Road
Chestermere, Alberta**

MLS # A2294383



\$749,900

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|------------------|------------------------|---------------|-------------------|
| Division: | Westmere | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,842 sq.ft. | Age: | 2006 (20 yrs old) |
| Beds: | 6 | Baths: | 3 full / 1 half |
| Garage: | Triple Garage Attached | | |
| Lot Size: | 0.16 Acre | | |
| Lot Feat: | Back Yard, Corner Lot | | |

| | | | |
|--------------------|------------------------------------|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Tile, Vinyl Plank | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete, Vinyl Siding, Wood Frame | Zoning: | R-1 |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Breakfast Bar, Built-in Features, Closet Organizers, Double Vanity, Kitchen Island, Pantry, Quartz Counters, Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s), Wet Bar

Inclusions: Freezers x 2, Basement Fridge, Water Softener (As Is Condition), Backyard Play Structure, Shed

Located on a corner lot with a West-facing backyard in the established lakeside community of Chestermere, this spacious two-storey home features over 3,900 sq. ft of total living space, including 6 bedrooms (4 beds up!), a fully developed basement, and an enormous triple heated attached garage with epoxy floors! This home is ideal for large or multi-generational families, professionals working from home, or buyers seeking generous space both inside and out. The main floor features 9-ft ceilings and tiled flooring throughout. A bright front office with double glass doors and LVP flooring provides a dedicated workspace. The open living area features an 18-ft vaulted ceiling and a gas fireplace with a tile surround and mantel. A large formal dining room with a feature ceiling detail and hidden lighting sits nearby. The kitchen includes maple cabinetry, stainless steel appliances, black quartz countertops, a large walk-in pantry, and a secondary eating area overlooking the backyard. A discreet powder room and a dedicated laundry room with built-in cabinetry and sink complete the main level. From here, easily access the oversized heated triple garage with epoxy flooring. Upstairs, LVP flooring continues throughout. The spacious primary bedroom features a 6-pc ensuite with a tiled walk-in shower with a bench and dual shower heads, a jetted soaker tub with a waterfall feature, dual vanities with a built-in makeup station, a skylight, and a separate water closet. The ensuite connects to a large walk-in closet with built-in shelving. Three additional bedrooms, a full bathroom, a large bonus room, and extra linen storage complete the upper floor. The fully finished basement expands the home's versatility with a large recreation room and a wet bar featuring quartz countertops and a full-height tile backsplash. Two additional bedrooms with walk-in closets and large windows

are located on this level, along with a full bathroom featuring a custom-tiled shower with body jets, a rainfall showerhead, and a glass enclosure. Mechanical features include two furnaces, two hot-water tanks, and two air-conditioning units. The sunny West-facing backyard includes a large deck with a gas line for a BBQ. Chestermere offers a unique lakeside lifestyle just minutes from Calgary. Residents enjoy year-round access to Chestermere Lake, including beaches, walking pathways, water sports, and winter recreation. Families benefit from nearby schools, including Prairie Waters Elementary School and Chestermere Lake Middle School. Chestermere Public Library is just close by. Everyday amenities, including grocery stores, restaurants, and services, are available within the city, while quick access to Calgary makes commuting simple. Multiple parks, playgrounds, and recreational facilities throughout the community support an active and family-friendly lifestyle.