



**148 Hawkmere Way
Chestermere, Alberta**

MLS # A2294598



\$734,900

Division:	NONE		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,273 sq.ft.	Age:	2007 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Door Opener, Oversize		
Lot Size:	0.09 Acre		
Lot Feat:	Landscaped, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	Residential Single Detach
Foundation:	Poured Concrete	Utilities:	-

Features: Ceiling Fan(s), Central Vacuum, Closet Organizers, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Pantry, Separate Entrance, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: Rods will stay. Central vacuum ready, but no accessories/unit for it.

What an opportunity to live in a home that can host extended family or, become your place of business! RARE 2-storey 9FT CELING WALKOUT Home available to buy in the LAKE CITY of Chestermere! This layout is winning: Generous&Open main floor layout with a living& dining room + kitchen, as well as an office (or maybe a second dining area), main floor laundry room, a powder room and access to your OVERSIZED attached double garage! Upstairs: a large VAULTED ceiling BONUS room, full bath to be enjoyed by the 2 bedrooms (Btw the same exact size… no kids tug-of-war here) and your own Master bedroom, private bath&walkin closet. The walkout basement is fully finished (permits in place) and it offers a large bedroom, a full bath as well as a large living room&lots of storage. Here you will find the water lines rough in for a future kitchen. This home has Central A/C, a large composite deck off the main floor(for your morning coffee), new luxury vinyl flooring on the main&basement, new modern toilets on the upper floor & basement, new entrance door and of course a covered front porch to enjoy the afternoon Sun. The house has cement steps & patio leading to the walkout basement. A very RARE feature in this home: a maintenance free LEAF FILTER & gutter protection with lifetime warranty that we will transfer to the new owners. Enjoy the deck in the morning Sun and your fully landscaped home with grass, peonies, liliac, tulips. If you have young kids there much to do the Lake and Summer is glorious here. Quick access to Glenmore Trail, 17 Ave and so much shopping. COME VISIT & STAY!