



**283 Springmere Link  
Chestermere, Alberta**

**MLS # A2295112**



**\$785,000**

<b>Division:</b>	Westmere		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	2,665 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Triple Garage Attached		
<b>Lot Size:</b>	0.20 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Landscaped, Open Lot, Pie Shaped Lot, P		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<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>	-
<b>Features:</b>	Bathroom Rough-in, High Ceilings		

**Inclusions:** NA

ABSOLUTELY STUNNING home on a RARE 8,848 SQFT CORNER, PIE-SHAPED LOT in one of Chestermere's most desirable neighbourhoods! This property offers an incredible combination of space, privacy, and functionality with dual access driveways, one in the front and a MASSIVE concrete driveway in the back with gate access to the alley, perfect for storing multiple vehicles, trailers, or recreational toys. Boasting 2,664 SQFT of beautifully maintained living space, this home showcases true pride of ownership and is in IMMACULATE condition. Inside, you're welcomed by soaring OPEN-TO-ABOVE ceilings and an abundance of windows that flood the home with NATURAL LIGHT from every angle. The main floor features 9' ceilings, a spacious front office, convenient laundry room, and a bright, open-concept living area ideal for both everyday living and entertaining. The chef-inspired kitchen is equipped with built-in appliances, a gas stove, and a walk through pantry, seamlessly connecting to the dining area with picturesque views of the expansive, professionally landscaped SOUTH facing backyard. Step outside to enjoy the large patio and deck with gas hookup, perfect for summer BBQs and relaxing evenings with full PRIVACY. Upstairs, you'll find a generous primary retreat with new carpet, large windows overlooking the sunny yard, a spacious walk-in closet, and a luxurious 5-piece ensuite. Two additional bedrooms, including one with another walk-in closet, a full 4-piece bath, a versatile bonus room with vaulted ceilings, and SECONDARY built-in office nook complete the upper level. Perfect for those working from home. The unfinished basement offers 9' ceilings, two furnaces, and bathroom rough-ins providing endless potential for future development. The roof was replaced in 2015, adding further peace of

mind. With a HEATED TRIPLE CAR GARAGE, exceptional indoor outdoor flow, and one of the most UNIQUE and FUNCTIONAL LOTS you'll find, this property delivers unmatched value. Surrounded by parks and pathways just steps away, this is a rare opportunity to own a truly special home that checks every box.