



**113 Westchester Way  
Chestermere, Alberta**

**MLS # A2298466**



**\$729,900**

<b>Division:</b>	Chesterview Estates		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,538 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Heated Garage, Insulated, C		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Front Yard, Garden, Level		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Vinyl Plank	<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>	-
<b>Features:</b>	Central Vacuum, Chandelier, Granite Counters, High Ceilings, Kitchen Island, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** Hot tub, shed

BEAUTIFULLY MAINTAINED BUNGALOW in sought-after Chesterview Estates is an INCREDIBLE opportunity! With nearly 3,000 sf of developed space, this immaculate and BRIGHT home welcomes you with HIGH CEILINGS, GLEAMING HARDWOOD FLOORS, and a thoughtfully designed layout that blends comfort and functionality. The spacious main level features a stunning KITCHEN complete with GRANITE COUNTERTOPS and STAINLESS STEEL APPLIANCES, pantry, tons of counter and storage space - perfect for everyday living and entertaining alike. The inviting living room is anchored by a DOUBLE-SIDED FIREPLACE that also serves the PRIMARY BEDROOM, creating a warm and relaxing retreat. A second main floor BEDROOM is ideal for a home office or traditional set up. Main floor also boasts a large formal dining room, LAUNDRY ROOM, and second full bathroom for convenient single-level living. The FULLY DEVELOPED BASEMENT expands your living space with 2 ADDITIONAL BEDROOMS, full bathroom, lush carpet, and plenty of room for family, guests, or a home gym. There is also an oversized storage/mechanical room with extra cabinetry, sink, and work space fit for any hobby. This FULLY AIR-CONDITIONED home ensures year-round comfort in every season. Step outside to enjoy the SOUTH-FACING BACKYARD, complete with a HOT TUB, BBQ GAS HOOKUP, and a PRIVATE FENCED YARD backing onto a tranquil canal, with VIEWS OF LAKE CHESTERMERE. Whether you're hosting or unwinding, this outdoor space is truly special. The OVERSIZED GARAGE is a standout feature, fully equipped with a WORK BENCH and GAS HEATER—perfect for hobbyists or additional storage. The wide lot also allows for RV PARKING along the side of the garage, offering incredible flexibility. Located in an

AMAZING LOCATION, this home offers the perfect balance of privacy and accessibility. Don't miss your chance to own this exceptional property in one of the area's most desirable communities!