



**272 Aspenmere Way
Chestermere, Alberta**

MLS # A2298933



\$1,124,900

Division:	Westmere		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,223 sq.ft.	Age:	2018 (8 yrs old)
Beds:	8	Baths:	6
Garage:	Double Garage Attached, Heated Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, See Remarks, Separate Entrance, Walk-In Closet(s)		

Inclusions: Dishwasher, Refrigerator x2, Electric Cooktop, Range Hood x3, Gas Stove, Electric Stove, Washer x2, Dryer x2

LEGAL SUITE WALKUP BASEMENT!! SEPARATE ENTRANCE!! SEPARATE LAUNDRY!! DOUBLE ATTACHED HEATED GARAGE!! 8 BEDROOM 6 BATH!! 4490+ SQFT OF LIVING SPACE!! MAIN FLOOR BEDROOM + FULL BATH!! 3 FURNACES!! 2 A/C UNITS!! EXTERIOR SOFFIT LIGHTING!! POWERED BY A 7.1 KW IN-GRID SOLAR SYSTEM!! FULL CONCRETE SIDEWALKS!! BACKYARD OASIS WITH CURBED LANDSCAPING, MATURE TREES FOR PRIVACY & A STUNNING ITALIAN-STYLE PATIO BUILT FOR ENTERTAINING!! Step into a bright and spacious main floor featuring a welcoming living area that flows seamlessly into the kitchen, dining, and family room. The kitchen is designed for both everyday living and entertaining with a HUGE ISLAND, ample cabinetry, and a dedicated spice kitchen. The dining area comfortably accommodates family gatherings, while the family room offers a cozy gas fireplace and direct access to the backyard. A main floor bedroom paired with a full 4PC bath adds flexibility. Upstairs, you’ll find 4 generously sized bedrooms and 3 full bathrooms. The PRIMARY BEDROOM features a 5PC ensuite and walk-in closet. The remaining 3 bedrooms are well laid out with access to two additional 4PC baths, plus the convenience of upstairs laundry. The walkup basement features a LEGAL SUITE with a separate entrance and its own laundry. This level includes a bright living area, full kitchen, 2 bedrooms, and a 3-piece bath — perfect for rental income. An additional bedroom, 4PC bath, and utility space are reserved for the owner’s use, offering extra flexibility. Additional upgrades include 3 furnaces for efficient climate control, 2 A/C units for added comfort, and exterior soffit lighting that enhances the home’s curb appeal. The double attached garage is heated. RARE

OPPORTUNITY TO OWN A HIGH-INCOME GENERATING HOME WITH INCREDIBLE SPACE AND FUNCTIONALITY!!