



**130 Invermere Drive
Chestermere, Alberta**

MLS # A2303301



\$665,000

Division:	Westmere		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,020 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, City Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan		

Inclusions: NA

Welcome to this spacious and well-appointed 5-bedroom, 4-bathroom residence, ideally located within walking distance to schools and major shopping amenities. The main floor offers a bright, open-concept layout featuring a generous living area and a functional kitchen with adjoining breakfast nook—perfect for both everyday living and entertaining. Upstairs, you’ll find three comfortable bedrooms, a large bonus room, and the added convenience of upper-floor laundry. A standout feature of this property is the separate entrance leading to a fully legal basement suite, complete with its own furnace for independent climate control. Currently rented out to stable tenant, the suite provides excellent income potential and serves as a valuable mortgage helper. With its versatile layout and income-generating opportunity, this home presents an exceptional value—potentially more affordable than renting. Don’t miss your chance to own this fantastic property.