

**307 Springmere Link
Chestermere, Alberta**

MLS # A2200815



\$700,000

Division:	Westmere		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,335 sq.ft.	Age:	2002 (23 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stone, Vinyl Siding, Wood Frame	Zoning:	R-1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: Hot tub

Nestled on a spacious corner lot, this amazing residence offers three bedrooms and two and a half baths, thoughtfully designed for both comfort and sophistication. The open floor plan is adorned with exquisite hardwood flooring, enhancing the timeless appeal of the home. A beautifully appointed kitchen features rich Cherry Oak cabinetry, a raised breakfast bar, and a charming dining nook, perfect for casual and formal gatherings alike. The inviting family room is centered around a striking stone-faced fireplace, while a formal dining room/flex space and a convenient main-floor laundry add to the home's refined functionality. Upstairs, a grand master retreat boasts a luxurious ensuite and a walk-in closet, complemented by a large bonus room with a vaulted ceiling. The fully developed basement is an entertainer's dream, complete with a spacious recreation room wired for a home theater, an additional bedroom, a full bathroom, and a dedicated play area. Outdoors, the beautifully landscaped grounds feature an expansive, south-facing deck with a built-in hot tub—an idyllic setting for relaxation and entertaining.