

253 Springmere Way
Chestermere, Alberta**MLS # A2202239****\$729,900**

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| Division: | Westmere | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 2,466 sq.ft. | Age: | 2003 (22 yrs old) |
| Beds: | 5 | Baths: | 2 full / 1 half |
| Garage: | Concrete Driveway, Double Garage Attached, Garage Door Opener, Garage | | |
| Lot Size: | 0.14 Acre | | |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Private | | |

Heating: Make-up Air, Forced Air, Natural Gas**Floors:** Carpet, Linoleum**Roof:** Asphalt Shingle**Basement:** Full, Unfinished**Exterior:** Concrete, Stone, Vinyl Siding**Foundation:** Poured Concrete**Features:** Double Vanity, High Ceilings, Kitchen Island, Natural Woodwork, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Soaking Tub, Storage, Vaulted Ceiling(s)**Inclusions:** Shed, patio furniture**Water:** -**Sewer:** -**Condo Fee:** -**LLD:** -**Zoning:** R-1**Utilities:** -

Welcome to 253 Springmere Way in the sought-after community of Chestermere—an exceptional 5-bedroom home offering over 3,500 sq ft of total living space. Situated on a quiet street near scenic ponds and walking trails, this home blends space, style, and functionality. Step inside to soaring ceilings, oversized windows, and an open-concept layout designed to impress. The main floor features a spacious living and dining area, ideal for entertaining. The show-stopping kitchen boasts stainless steel appliances, abundant cabinetry, pantry, a sun-filled breakfast nook with oversized windows, and a beautifully balanced island that anchors the entire main floor—perfect for prepping, hosting, and everyday gathering. It flows effortlessly into the bright family room with a cozy gas fireplace—perfect for everyday living. Off the foyer is a flexible den, ideal as a home office or guest room. A spacious mudroom with laundry and a 2-piece bath complete the main floor. Upstairs features four generous bedrooms, including a luxurious primary suite with a large, functional walk-in closet and a spa-like 5-piece ensuite with dual sinks, soaker tub, and separate shower. A 3-piece bath serves the additional bedrooms. The basement offers 3 egress windows, 2 furnaces, and dual hot water tanks—a 1100sq ft blank canvas to make your own. Outside, enjoy a professionally built, beautifully finished full-width deck with a gas line and built-in bench—perfect for hosting gatherings or soaking in every sunny moment. A low-maintenance yard with garden, large shed, and an oversized gate that's accessed from a paved lane to provide additional parking for utility and sporting vehicles. With an oversized double garage, extended driveway, and unbeatable access to schools, shopping, banking, golf, and Lake Chestermere—this home

has it all!