

**218 Invermere Drive
Chestermere, Alberta**

MLS # A2205278



\$689,000

Division:	Westmere		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,982 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached, On Street		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Level, Private, Rectangular Lot		

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

Features: Breakfast Bar, Ceiling Fan(s), Central Vacuum, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s), Wired for Sound

Inclusions: N/A

Welcome to 218 Invermere Drive, where comfort, style, and convenience come together in one incredible home. This beautifully maintained one-owner property features 3 bedrooms, 3.5 bathrooms, and a thoughtfully designed layout—perfect for families or those who love to entertain. As you step inside, you’re greeted by a bright and open main floor. To your right, a built-in desk area provides the perfect workspace for remote work or a dedicated homework spot for the kids. Moving further in, the inviting living room draws you in with its cozy corner fireplace, creating a warm and welcoming atmosphere. The kitchen offers ample counter space, a breakfast bar, and a walkthrough pantry that seamlessly connects to the mudroom/laundry room and garage access—an incredibly functional design. Just beyond the kitchen and across from the living room, the dining area is bathed in natural light and leads directly to the stunning cedar deck (built in 2021). With enclosed storage underneath, a pergola, and soft ambient lighting, this outdoor space is a true retreat—ideal for unwinding or entertaining guests. Heading upstairs, the primary suite offers a true sense of relaxation, with its bright and airy ensuite featuring a corner soaker tub, stand-up shower, private toilet, large walk-in closet, and a dedicated makeup area. Just down the hall, on the other side of the stairs the spacious bonus room with a second fireplace provides a cozy spot to gather, read, or simply enjoy the view of your kids walking to and from school. Two additional bedrooms and a 4-piece bathroom complete this level. As you make your way downstairs, built-in stair lighting guides you to the fully finished basement, where a generously sized recreation space awaits. Whether you envision it as a game room, home theater, personal gym, or all of the above, this space is designed

for fun and relaxation. With a 4-piece bathroom and a completed closet, adding an additional bedroom is effortless—offering flexibility for growing families or guests. Step outside to experience your own private backyard paradise. Mature trees, lush landscaping, and concrete pads create the perfect setting for a fire pit or summer gatherings. A concrete walkway on one side of the home leads to the front gate, providing easy access and additional convenience. Beyond the home itself, the location is unbeatable—walking distance to banks, restaurants, a preschool, registry services, and multiple stores. Plus, with three playgrounds just a 5-minute walk away, this is truly a dream neighborhood for families. This home has everything you’ve been searching for—don’t miss your chance to make it yours! Book your showing today!